

2017 ANNUAL GROWTH REPORT



HARFORD COUNTY GOVERNMENT DEPARTMENT OF PLANNING AND ZONING

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"MARYLAND'S NEW CENTER OF OPPORTUNITY"

The 2017 Annual Growth Report

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INTRODUCTION

In accordance with State law, this report must provide information on development activity and planning programs to ensure that these activities are being completed in a manner consistent with the State's goals and visions. This report also addresses the implementation status of HarfordNEXT. The indicators required by the State are included in this report.

Starting in July 2010, Harford County was required to submit a report to the Maryland Department of Planning (MDP) on its Adequate Public Facilities (APF) provisions and any development restrictions within Priority Funding Areas (PFAs) that are the result of these provisions. Harford County provides this information annually to MDP.

The 2017 Annual Growth Report is an ongoing analysis of growth trends, facility capacity, and service performance. The report also contains information on updates to the County's Development Regulations and updates of all planning documents as required by the State. It addresses State requirements regarding planning consistency and opportunities for improving the planning process. This report is prepared by the Department of Planning and Zoning in coordination with the Department of Public Works and the Harford County Public Schools. This report provides information on the present development activity as well as past trends and future projections for Harford County and the region.

The information in this report will be used by public officials, citizens, and private developers for various purposes:

- To assess facility adequacy during the development review and approval process;
- To assess facility capacity in regard to zoning reclassification decisions;
- To support the evaluation of priority projects in the annual Capital Budget review; and
- To identify critical deficiencies which require prompt attention by the County.

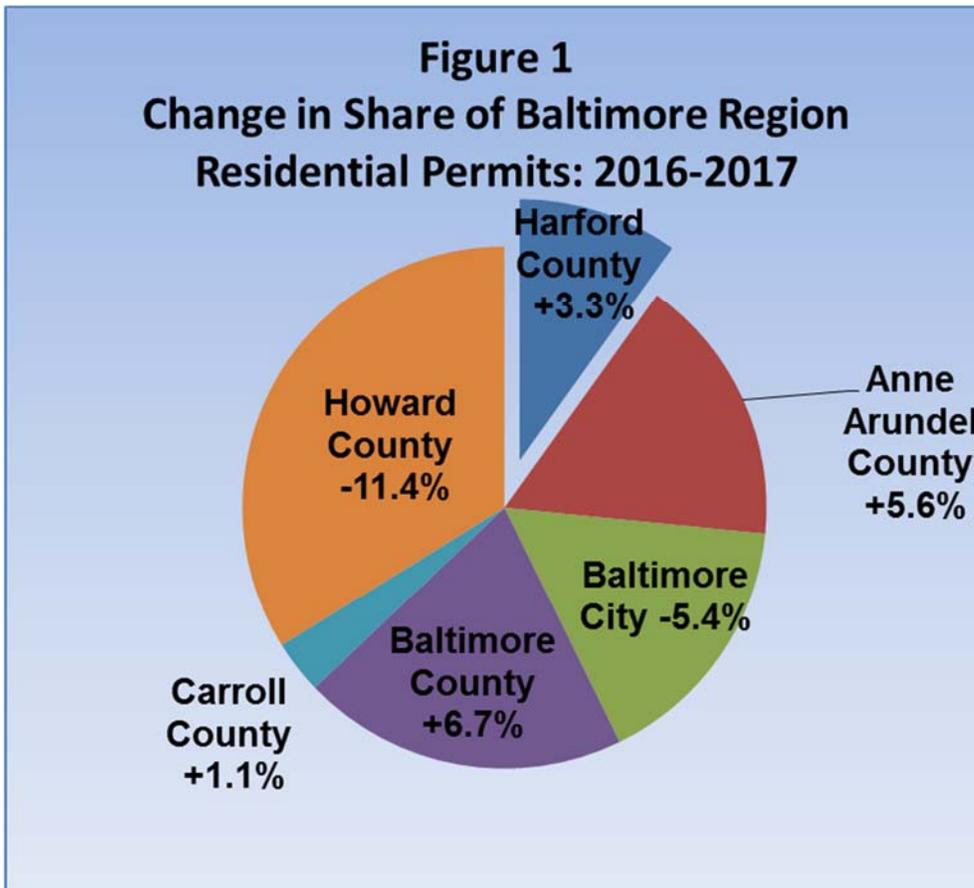
GROWTH TRENDS

Regional Data

In accordance with the Harford County Adequate Public Facilities provisions of the Harford County Code, the annual growth report must include data on growth trends for the previous one-year and five-year period, including comparisons with the other jurisdictions in the Baltimore region. Tables 1A – 5A (Appendix A) address the requirements specified in §267-126 A (2).

Baltimore Region Permit Activity

Harford County's share of the region's residential permits over the past five years represents 10.1% of the region's total permit activity. Harford County's share of the regional residential building permits activity increased 3.3% between 2016 and 2017 (Figure 1). See Table 1A in Appendix A for residential permit activity for the Baltimore Region for the 2013 to 2017 period.



Baltimore Region Population / Household Projections

Harford County’s population is projected to grow by 15,053 residents over the next ten years from 252,615 in 2017 to 267,668 in 2027 (Figure 2). This represents a 6 % increase in population growth and is slightly greater than the Baltimore region’s projected growth rate of 4.9 %. See Table 2A in the Appendix A for population and household projections for the Baltimore region for the 2017 to 2027 period.

Figure 2
Baltimore Region Population & Employment Growth: 2017 - 2027



Baltimore Region Employment Projections

Harford County’s employment is projected to grow by over 20,200 jobs between 2017 and 2027, which represents a 18.1% increase in jobs over the next ten years. By contrast, the Baltimore region employment is projected to grow by 9.6% or 158,422 jobs between 2017 and 2027. According to the Bureau of Economic Analysis, Harford County employment grew by 1.9% per year versus 0.9 % for the Baltimore region between 2010 and 2015.

Harford County is strategically located on I-95 in the heart of the East Coast and Mid-Atlantic markets. Harford’s location, highly-skilled workforce, and progressive, business-friendly environment offers the ultimate setting to a wide range of prospective companies and industry sectors. See Table 3A in Appendix A for employment projections for the Baltimore region for the 2017 to 2027 period.

Harford County Development Activity

As required by State Land Use Article §1-207, Harford County is also required to prepare an annual report on development activity and planning programs. Reporting is required to be based on designated Priority Funding Areas (PFAs). PFA's coordinate state and local government efforts to support economic development and new growth. Funding for projects in municipalities, other existing communities, industrial areas and planned growth areas designated by counties receive priority for state funding over other projects. For reporting purposes it is important to note that the PFA approximates the Development Envelope, though is somewhat smaller because it excludes areas that are not currently included in the County's Water and Sewer Master Plan's ten-year service area.

New Subdivisions

In 2017, Harford County approved 22 residential subdivisions, totaling 286 acres. The residential subdivisions resulted in the creation of 95 single-family lots. Five of the subdivisions occurred within the County's designated PFA and yielded 34 units or 36% of the new lots/units approved (Figure 3). This percentage is consistent with the HarfordNEXT's intent of directing new growth to the PFA. The number of units approved in 2017 represents a decrease from 202 units in 2016.

The remaining 17 residential subdivisions, located outside of the PFA, created 61 lots (Figure 3). Of these, 65% were two lots or less (seven single-lot subdivisions, four two-lot subdivisions). There were eight non-residential plans approved. Of these, seven were located in the PFA and one was located outside the PFA. A list and map of the approved subdivisions located in Appendix E.

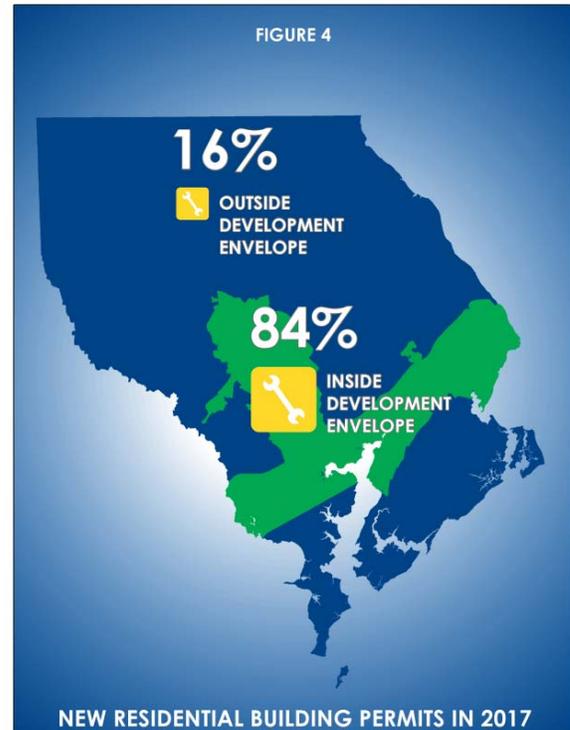


Permit Activity

A total of 2,068 building permits were issued by Harford County in 2017, which represents a 0.9% decrease over the 2016 permit total of 2,087. This number includes new construction residential, non-residential, and accessory structure permits.

New Residential Building Permits Issued

A total of 571 new residential permits were issued by Harford County in 2017, which represents a 3.3% increase over the 2016 total of 552. The unit type breakdown includes 299 single family detached units, 129 townhouse units, 138 apartment units, and five mobile homes. Additionally, the municipalities of Aberdeen, Bel Air, and Havre de Grace issued 296 new construction residential permits collectively. Approximately 85% of the 867 new residential permits were located within the County's Development Envelope (*Figure 4*).



New Non-Residential Building Permits Issued

The County issued a total of 103 permits for new non-residential construction for a range of commercial and industrial uses. Of these, the largest numbers of permits issued were for industrial at 19, including 12 modular/industrialized structures, five for storage/warehousing, and two industrial structures. The remaining 84 new non-residential permits were for a variety of commercial and other non-residential uses. An additional 1,271 non-residential permits were issued for a variety of uses including residential accessory structures such as sheds, swimming pools, garages, and other miscellaneous uses.

An analysis of 2017 larger-scale (projects valued at \$50,000 and over) new non-residential permit activity showed there were two commercial permits totaling 9,091 square feet in 2017, representing a decrease of six permits and 69,155 square feet over 2016. Similarly for larger-scale (projects valued at \$50,000 and over) industrial permit activity there was two new industrial permit totaling 663,880 square feet in 2017, compared to 2016 when one new permit of 12,000 square feet was issued. This represents an increase of 651,880 square feet over 2016.

Please reference Table 4B and Table 5B in Appendix A for a summary of non-residential permits for new as well as additions, alterations, and repairs valued at \$50,000 and over.

Development Capacity

The Department of Planning and Zoning routinely updates the inventory of residentially zoned land in the Development Envelope. This inventory provides a total residential land capacity and includes vacant undeveloped zoned land, preliminary and site plan approvals, vacant land capacity in the municipalities, and potential redevelopment/infill capacity. Based on this update, there is an estimated capacity of 15,375 units in the Development Envelope, which includes 5,479 planned-approved unbuilt units in the Development Envelope as of December 31, 2017. There are an additional 450 planned units remaining outside of the Development Envelope as of December 31, 2017.



PLANNING DOCUMENT UPDATES

This section addresses state reporting requirements regarding code amendments and new or updated comprehensive plans and plan elements.

Zoning Code Amendments

In 2017, the following bills were enacted that resulted in changes to the County's Zoning Code:

Effective Date	Bill	Description
04/24/17	17-002	267-50 – Permitted Use Chart revised to reflect that commercial amusement and recreation are permitted in the LI district
06/05/2017	17-0014	267-4 – the definition of basement has been amended; 267-24 B(1)(a) and (b) – modification to the height requirements for fences; 267-26 B(6) adds grass parking for certain institutional parks; 267-28 modifies cottage housing standards by replacing the word “disability” with “medical need”, removes the need for submittal of HOA documents, rewords conversion requirements and removes the requirement to provide a recertification of need every 2 years; 267-33 B(2) modifies where electronic message boards are permitted; 267-33I(3) and (5) corrects “more than 20” to “less than 20”; 267-60 – Design charts for CI, LI and GI changed by modifying the requirements for motor vehicle uses; the amendment also separates institutional/motor vehicle on the GI chart design chart; 267-73E adds the word “trade” after “retail” for consistency; 267-73E(3) adds standards for auction houses as a SD. This also modifies the permitted use chart entitled “retail trade”; 267-82D(5) modifies the allowable “feet” of structures to “stories”; 267-88C(7) correction to remove LI from the SE standards; it is a permitted use in the chart; 267-109 modifies calendar days required for historic preservation nomination; 267-110 modifies days required for public meeting for establishing a historic landmark; 267-116 modifies days required for determination by Historic Preservation Commission.
08/14/2017	17-008AA	To require the public notice of a public hearing of comprehensive revisions and amendments to the Zoning Maps and regulations be published in at least one newspaper of general circulation and include a posting on an official site that is accessible to the public. The final report of the Director of Planning and Zoning, containing the provisions and amendments to the Zoning Maps and regulations, together with the comments of the Planning Advisory Board, shall be posted on the County’s official website.
12/26/2017	17-15AA	Reference Official Zoning Maps included in Appendix F
01/16/2018	17-18AA	Revises Sec. 267-95 by increasing the number of zoning districts where communications towers shall be allowed by special exception and requires communication towers to be set back from existing dwellings.

Comprehensive Zoning Review

In October 2016, the Harford County Council adopted Bill 16-022 initiating the Comprehensive Zoning Review process as required by Section 267-13 of the Zoning Code. Bill 16-022 established a 60 day application period, during which 115 applications were received. Four applications were later withdrawn and one issue was modified to withdraw one parcel from consideration. In addition, the County identified five issues that were added to the process. Each application was reviewed for consistency with Harford County's goals regarding land use, growth management, resource protection, and economic development as presented in the County's Master Plan, HarfordNEXT.

The Department of Planning and Zoning established an application procedure for property owners, or legal representatives, to request a change in zoning on individual properties. The application process opened on December 12, 2016 and closed on February 10, 2017. To streamline requests involving multiple adjacent parcels under common ownership, the Department allowed up to 25 parcels on a single application provided that the current and requested zoning for each of the parcels listed on the application was the same.

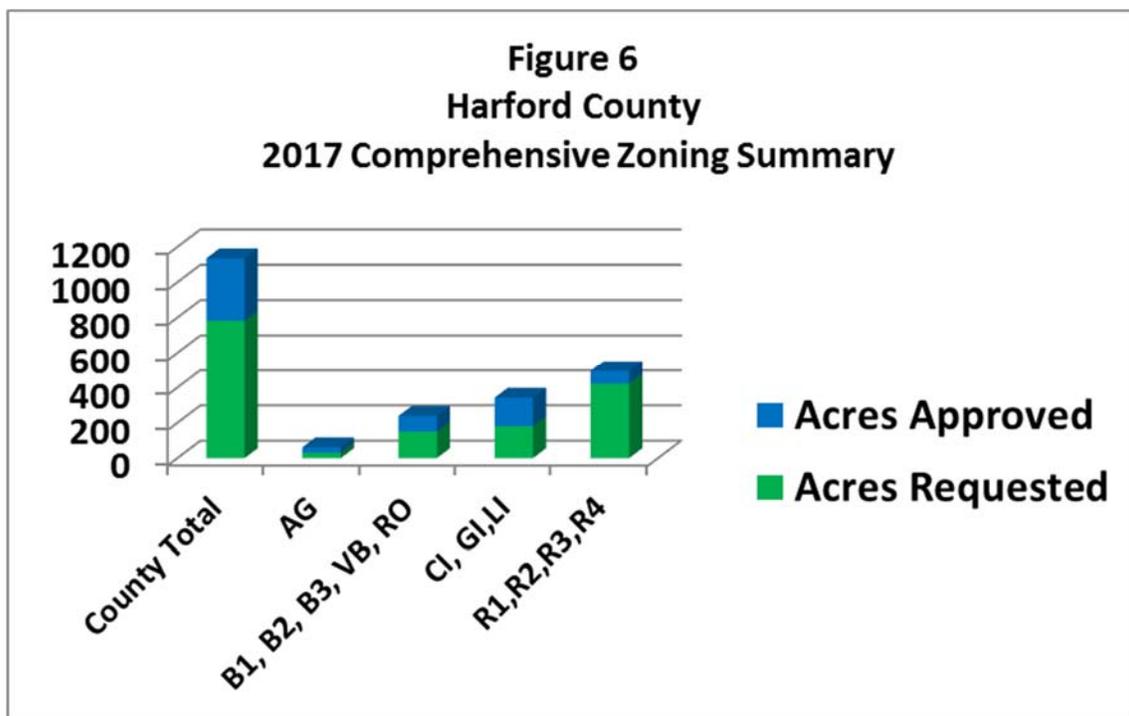
To facilitate transparency and public involvement, the Department developed an online Tracker, which allowed citizens to view applications in real time as they were received. The Tracker included the tabular Comprehensive Zoning Log and a mapping application that allowed citizens to access information for each application received by the Department. The Department received comments via emails, letters, phone calls, and petitions throughout the process. In addition, the online Tracker provided a mechanism for providing comments on any issue directly by clicking on a button embedded in the Tracker.

Technical assessments were prepared for each zoning issue. Background information was compiled by the planning staff regarding general information of the properties such as the land use and zoning on the site as well as the adjoining properties. Technical information was also provided by other County and State agencies, including the Department of Public Works, Division of Water and Sewer and the Harford County Health Department. Of primary importance was the consistency between the requested zoning and the 2016 Land Use Map, which was adopted as an element of HarfordNEXT in 2016. In addition, each issue was reviewed for consistency with the goals, policies, and objectives of the Water and Sewer Master Plan, the Chesapeake Bay Critical Area Program, and the Land Preservation, Parks and Recreation Plan.

Technical assessments also included a review of public infrastructure capacity and concerns were noted in the technical assessment. The existing road network and water and sewer facilities in the vicinity of each issue were evaluated, as well as projected capacities at school facilities. Environmental and physical features taken into account include site topography, soil conditions and quality, National Wetland Maps, water source protection areas, and resource maps for the Chesapeake Bay Critical Area and Sensitive Species Review Areas. The Health Department reviewed each site for septic limitations and other notable conditions.

Properties associated with each issue were also reviewed for their proximity to identified historical sites, agricultural preservation districts and easements, and County and State Parks. Issues were also evaluated for their potential impact on the Priority Preservation Area and Rural Legacy Areas. Finally, Board of Appeals cases involving the subject property were identified and their outcome noted.

Of the 783 acres that were requested to be rezoned, 352 acres, or 45 % of total acres were approved for rezoning. Approximately 151 acres had requested commercial zoning (B1,B2,B3,VB) and 88 acres (58 %) were rezoned. A total of 182 acres requested and industrial zoning (CI, GI, LI), and 88 % (160 acres) received rezoning approval. Properties requesting residential zoning (R1, R2, R3, R4) totaled 422 acres, though only 74 acres or about 18 % of the total acreage requested received zoning approval. See Figure 6 below for summary Comprehensive Zoning acreages.

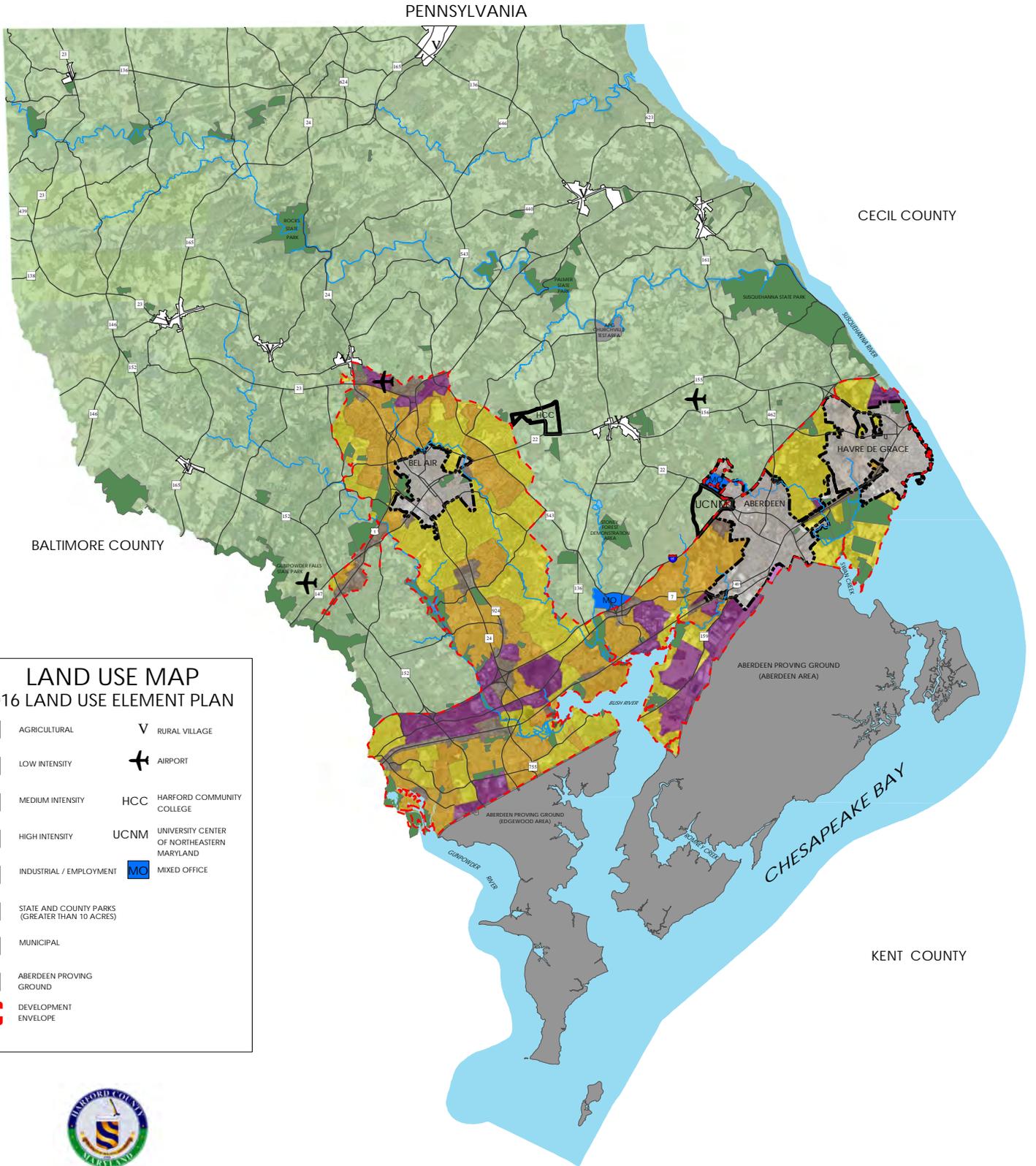


A detailed listing and maps of the properties considered for rezoning are provided in Appendix F.

Comprehensive Plan and Element Plan Updates

HarfordNEXT, the County Master Plan (Figure 7), was adopted by the Harford County Council in June, 2016. This Master Plan update incorporated the requirements of the Smart, Green and Growing legislative package adopted by the Maryland General Assembly in 2009.

FIGURE 7



LAND USE MAP
2016 LAND USE ELEMENT PLAN

- | | | | |
|--|--|--|--|
| | AGRICULTURAL | | RURAL VILLAGE |
| | LOW INTENSITY | | AIRPORT |
| | MEDIUM INTENSITY | | HARFORD COMMUNITY COLLEGE |
| | HIGH INTENSITY | | UNIVERSITY CENTER OF NORTHEASTERN MARYLAND |
| | INDUSTRIAL / EMPLOYMENT | | MIXED OFFICE |
| | STATE AND COUNTY PARKS (GREATER THAN 10 ACRES) | | |
| | MUNICIPAL | | |
| | ABERDEEN PROVING GROUND | | |
| | DEVELOPMENT ENVELOPE | | |



BARRY GLASSMAN
COUNTY EXECUTIVE

THIS IS A REPRESENTATION OF THE 2016 LAND USE MAP, PURSUANT TO THE PROVISIONS OF CHAPTER 169 OF THE HARFORD COUNTY CODE, AS ADOPTED BY COUNTY COUNCIL BILL 16-016, WHICH BECAME EFFECTIVE THE 12TH DAY OF SEPTEMBER, 2016.

THE MASTER PLAN INCLUDES BOTH MAP AND TEXT. BOTH COMPONENTS SHOULD BE CONSULTED FOR COMPLETE INFORMATION. ADDITIONAL INFORMATION MAY BE OBTAINED FROM:

HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING
220 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014
(410) 638-3103



LAND USE MAP
HARFORD COUNTY, MARYLAND

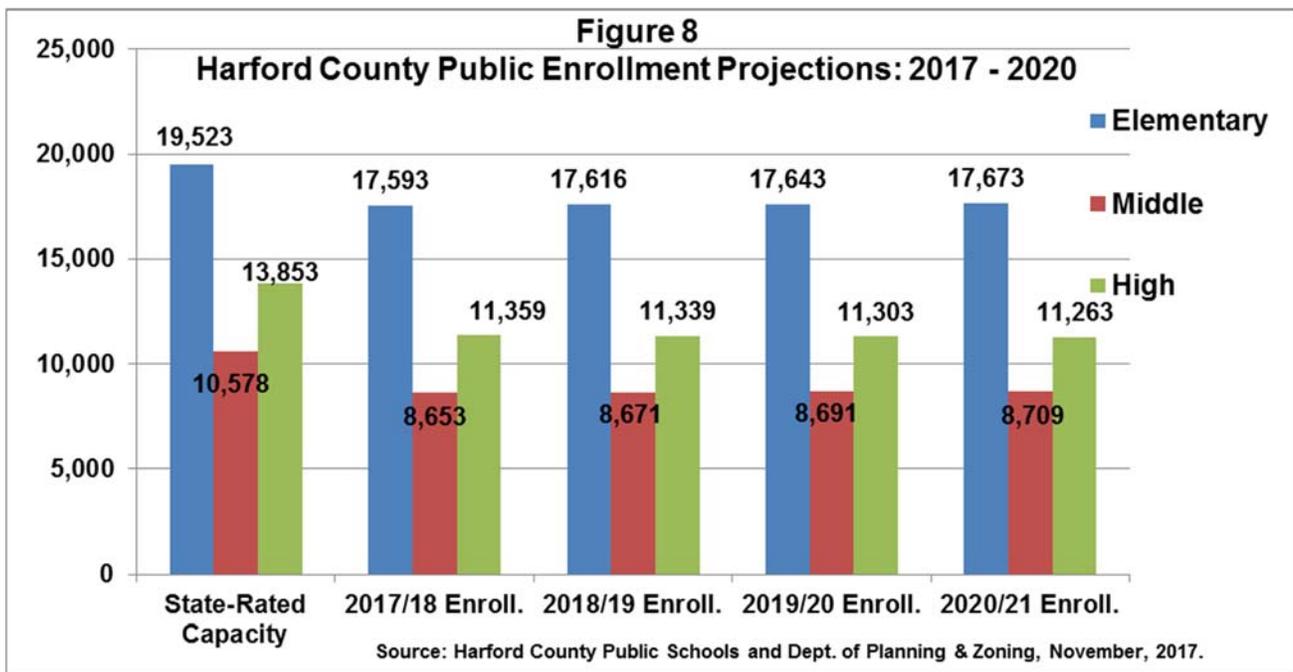
ADEQUATE PUBLIC FACILITIES

The County's Annual Growth Report must be updated annually to identify any public facilities that are functioning below the County's adopted minimum standards. This year's Annual Growth Report includes information and analysis regarding public schools, the water and sewerage system, road intersections and government facilities.

This report also addresses State reporting requirements for Adequate Public Facilities provisions; including reporting requirements for roads, transportation facilities and schools as they relate to development patterns. In the report, Harford County must identify any restrictions that occur within a PFA because of APF restrictions, and the report must address how the restrictions will be resolved.

Public Schools

To assess current and future adequacy of the public school facilities, the capacities of existing schools, school utilization and future populations are analyzed. The data in this report regarding the public school system is aggregated by the elementary/middle/high school districts, and include school enrollments, State-rated capacities for each school facility, utilization of each school facility, and three-year projected school enrollments (*Tables 6B, 10B, and 14B in Appendix B*). Modified school enrollment projections are included and take into account planned units remaining and projected units from vacant residential zoned land (*Tables 7B, 11B, and 14B in Appendix B*). In addition, development information such as building permits issued by dwelling type (*Tables 8B, 12B, and 16B in Appendix B*) and population and household estimates (*Tables 9B, 13B, and 17B in Appendix B*) are included in this report. Figure 8 shows enrollment projections by grade level.



Analysis

Each school facility has been analyzed in terms of past growth trends, current conditions, and future enrollment projections. The information is based on factual data and is aggregated by current school districts. Based on the Adequate Public Facilities provisions of the County Code, the level of service standard for Public Schools is 110 percent of rated capacity within three years for elementary and secondary schools.

Adequacy Standards

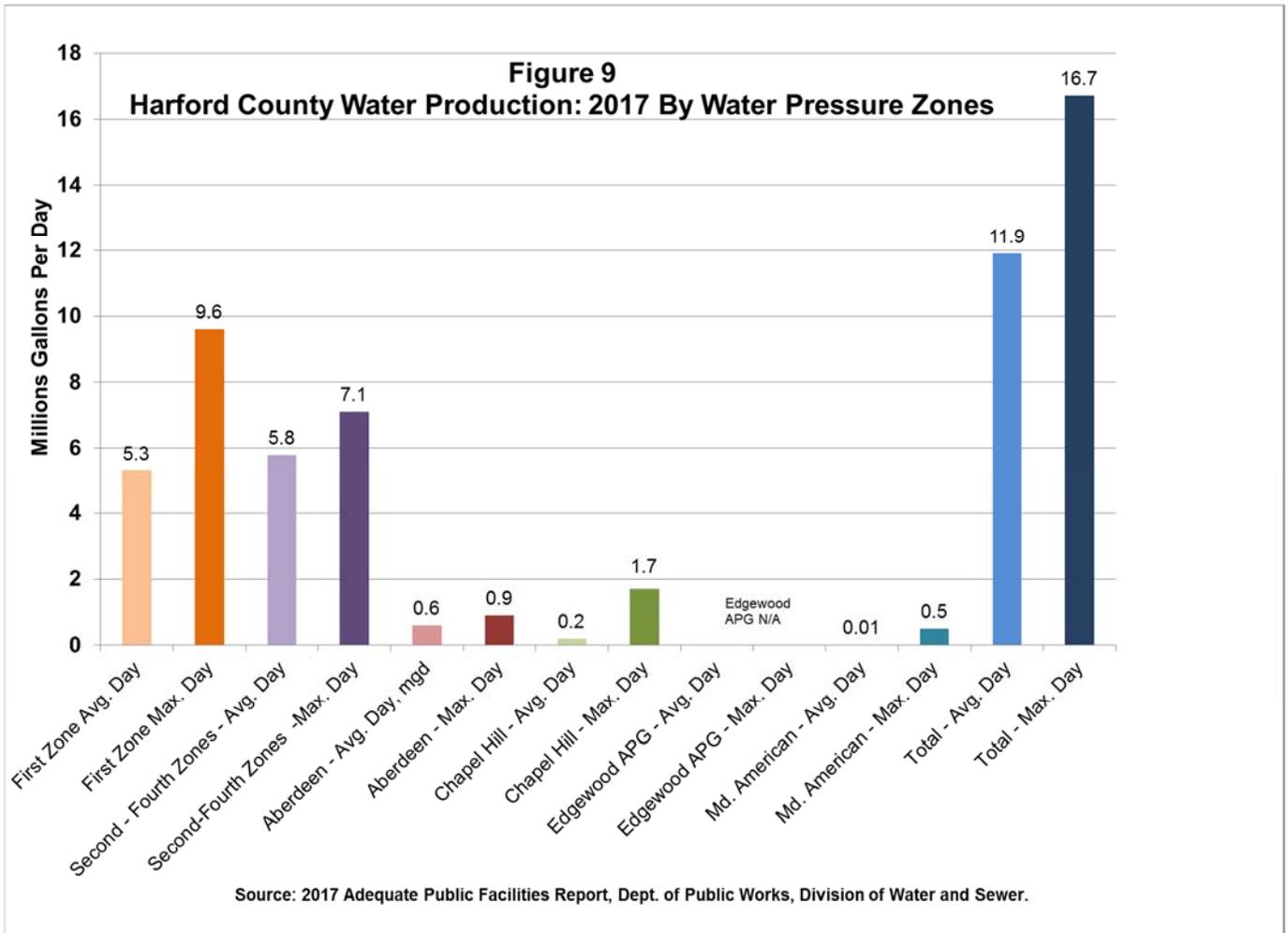
Under current law, preliminary plans for subdivisions of greater than five lots cannot be approved in school districts where the full-time enrollment currently exceeds, or is projected to exceed, 110 percent of the capacity within three years. Currently, 31 of 33 elementary schools meet adequacy standards and all 17 middle and high schools meet adequacy standards. Currently, major subdivisions in the Emmorton and Magnolia Elementary School attendance areas will not be approved, but may be reviewed and placed on a waiting list until capacity is available.

Water and Sewerage

The data included in this section for the water and sewerage system are aggregated by the water and sewer service area, which generally coincides with the Development Envelope, as defined in the 2016 Harford County Master Plan. Additional information is included in this report on water/sewage usage for residential and non-residential uses, an inventory of existing water consumption/sewage flows, demand projections (including the basis for their computation), and a list of capital projects is contained in the County's Capital Improvements Program for expanding facilities, including project status (*Tables 18C - 21C in Appendix C*). This information is derived from the "2017 Water and Sewer Adequate Public Facilities Report," and is consistent with the County's Water Resources Element Plan.

Water

The County water system's average daily usage in 2017 was 11.9 MGD (Million Gallons Per Day), with a peak day demand of 16.7 MGD. With the completion of the Abingdon Water Treatment Plant (AWTP) in May of 2012, the total countywide permitted maximum daily water treatment capacity is approximately 29.1 MGD. The County has a maximum day drought demand of 19.75 MGD. Currently it is estimated that there is a need for 3.6 MGD to accommodate approved preliminary and site plans as well as to service 1,730 acres of existing industrially zoned land. With the further expansion of the AWTP to 20 MGD the County's water service area is adequately planned for. To keep pace with the projected growth, staged construction programs are established that distribute required capital costs for improvements and/or additions to the County's system over a period of years. Figure 9 illustrates water production by water pressure zones during 2017.

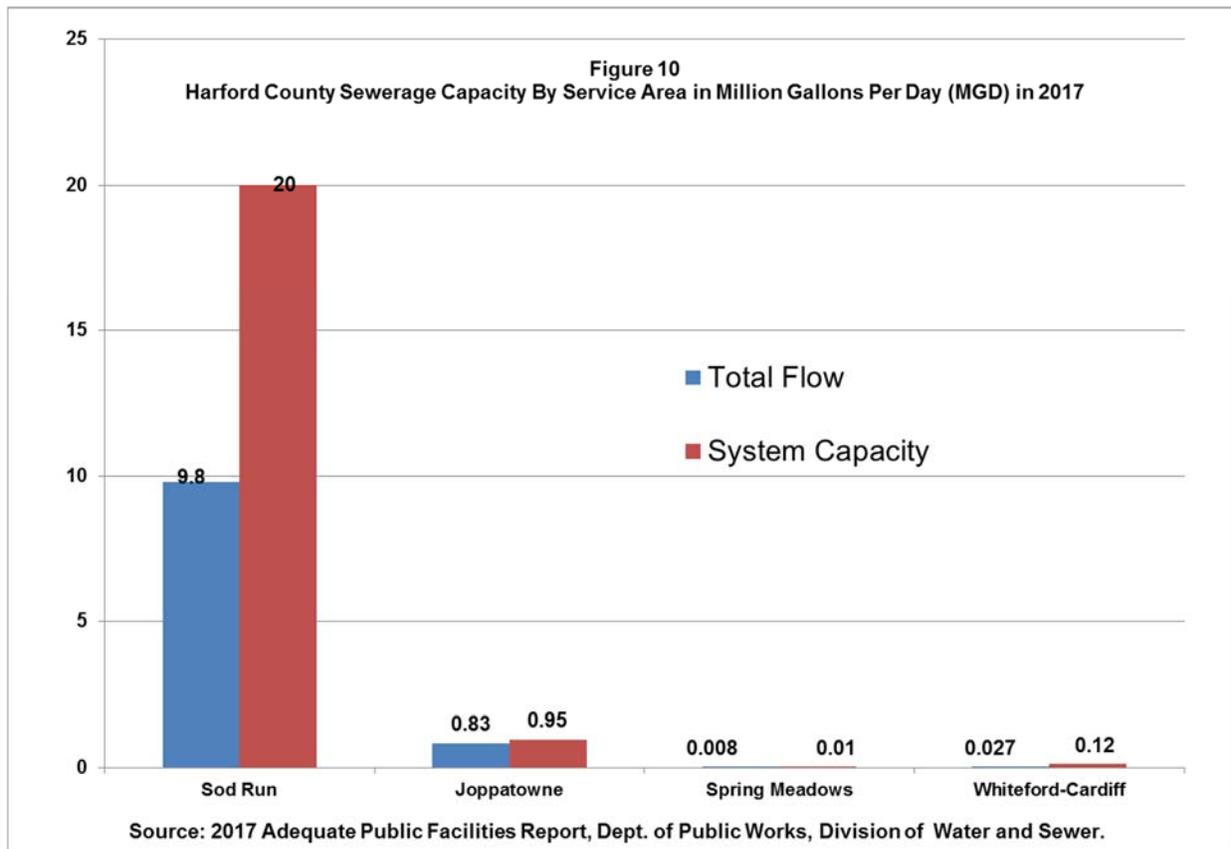


There are 13 community water systems that are not maintained or operated by Harford County, but are subject to the APF provision of the County Code. These private systems, which are monitored and evaluated by the Maryland Department of the Environment, are as follows:

- Maryland-American Water Co.
- Campus Hills Water Works Inc.
- Clear View Court Mobile Home Park
- Darlington
- Darlington Mobile Estates
- Fountain Green Mobile Home Park
- Greenridge Utilities Inc.
- Hart Heritage
- Lakeside Vista
- Queens Castle Mobile Home Park
- R & R Estates Mobile Home Park
- Swan Harbor Mobile Home Park
- Williams Mobile Home Park

Sewerage

The average daily influent flow to the Sod Run WWTP in 2017 was approximately 10.6 MGD, exclusive of recycle flows and septage. The average daily influent flow to the Joppatowne WWTP in 2017 was approximately 0.83 MGD. The average daily influent flows for Spring Meadows and Whiteford-Cardiff in 2017 respectively were 0.008 MGD and 0.027 MGD's (*Figure 10*).



Since 1972, the County has prohibited any additional privately owned community or multi-use treatment plants with a peak capacity larger than 10,000 gallons per day (GPD) outside the Development Envelope. This encourages growth to remain within the growth corridor, maintains financial stability, and protects the environment.

The Division of Water and Sewer has identified sewage pumping stations (S.P.S.) that do not have any additional reserve capacity and that may impact future development in the vicinity of these pumping stations (*Figure 11*) These sewage pumping stations include:

- Brentwood Park
- Dembytowne/Hanson Road Petition (2)
- Dembytowne/Hanson Road Petition (3)
- Forest Greens
- Harford Square

The non-inclusive listings of the sewage pumping stations above have no available capacity. This listing does not preclude the possibility of finding adequate capacity in other sewage pumping stations should a development request approval, for more flow capacity than that available, before programmed improvements are completed. It is imperative to note that mechanisms exist to cure such APFO problem areas. Such remedies may include an upgrade to the pumping station by a development entity or by development of a recoupment/surcharge policy which specifies design, construction, and financial responsibilities. The Plumtree S.P.S. service area has increased from its original, designed drainage area due to the activation of the recently completed Ring Factory S.P.S. This will require evaluation of the available capacity of the Plumtree S.P.S.

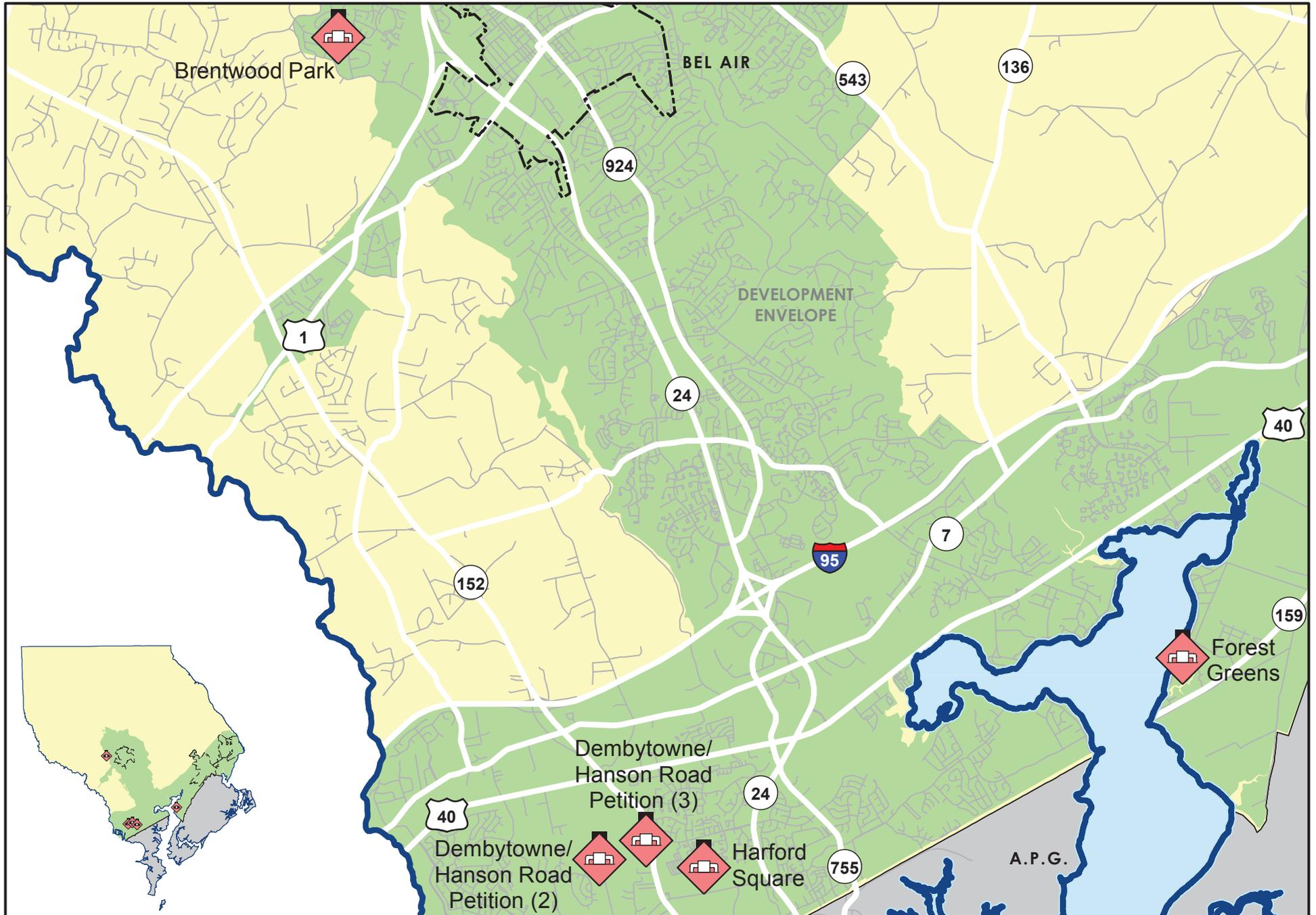
The existing Bill Bass S.P.S. located in Edgewood receives flows from the Winter's Run Interceptor, Harbour Oaks Collector, Ha-Ha Collector/Interceptor and the Edgewood Interceptor. This station has been experiencing unexpected peak flows during wet weather periods. As a result, the Division of Water and Sewer has planned capital projects to address these issues including increasing the Bill Bass discharge capacity by enlarging or paralleling of the Bill Bass Pump Station force main.

The Division of Water and Sewer has completed a project in the Bynum Run Collector drainage area north of Bynum Ridge Road to increase in capacity to handle the anticipated demand in this area. New permits in this area may now be approved.

In October, 2014, Harford County, the Town of Bel Air, and The Maryland-American Water Company (MAWC) agreed to the First Amendment of the Water Service Contract (between Harford County and MAWC). Due to a deficit of supply from Winters Run, the Maryland Department of the Environment and the Harford County Health Department could not approve building permits within MAWC's service area. Through this amendment, Harford County may provide an additional 40,000 gallons per day (GPD) to MAWC through the existing West MacPhail Road metering station, which could allow for up to 114 equivalent dwelling units (EDUs) to be developed within MAWC's service area. This amendment is in effect until 2018. It is only intended to provide MAWC time to construct the ultimate solution of an impoundment to provide a safe and reliable water supply, sufficient for the entire approved service area. The proposed impoundment is currently under construction and scheduled to be in service in 2019.

Recently completed Fallston (Fallston service area to, Plumtree pumping station and Plumtree Collector), and Crossroads at Hickory (C. Milton Wright Collector) sewer capacity studies, have identified system deficiencies within the subject Collector systems. Approval of all the developments and new building permits in the impacted Collector systems will be subject to the APF's Adequacy standards (minimum acceptable level of service) until the resolution of the system deficiencies.

FIGURE 11



SEWAGE PUMPING STATIONS WITHOUT RESERVE CAPACITY

Road System

The intent of the APF Roads provisions of the County Code are to create a mechanism that requires proposed development to make appropriate and reasonable road improvements, based on the proposed development's impact to the road system.

The information for the APF Road System contained in this section includes the following: signalized and unsignalized intersection capacity analysis results (*Tables 22D and 23D*), average daily count locations (*Table 24D*), a list of approved County capital projects funded for construction in Fiscal Year 2018 (*Table 25D*), and a list of State Consolidated Transportation Program (CTP) projects funded for construction in Fiscal Year 2018 (*Table 26D*). This information will help identify existing deficiencies in the road system and guide both County and State capital project funding to the most critical road projects (*Tables 22D – 26D in Appendix D*).

Developments which generate 1,500 or more trips per day may be required to expand the study area. The determination of existing and projected Level-Of-Service (LOS) is calculated in the TIA, which is performed by the developer and reviewed by the Departments of Planning and Zoning, Public Works and the State Highway Administration. LOS is a qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience.

There are six established LOS – A through F – that measure the operational efficiency of a transportation facility. The following is a general definition of each level of service:

LOS A – free flow of traffic with no restriction of significant delay.

LOS B – stable flow of traffic with very little restriction or delay.

LOS C – stable flow of traffic with low to moderate restriction or delay.

LOS D – approaching unstable flow of traffic with moderate to heavy restriction / delay.

LOS E – unstable flow of traffic with significant restriction and delay.

LOS F – forced flow or cases of “grid lock”. The flow rate drops significantly.

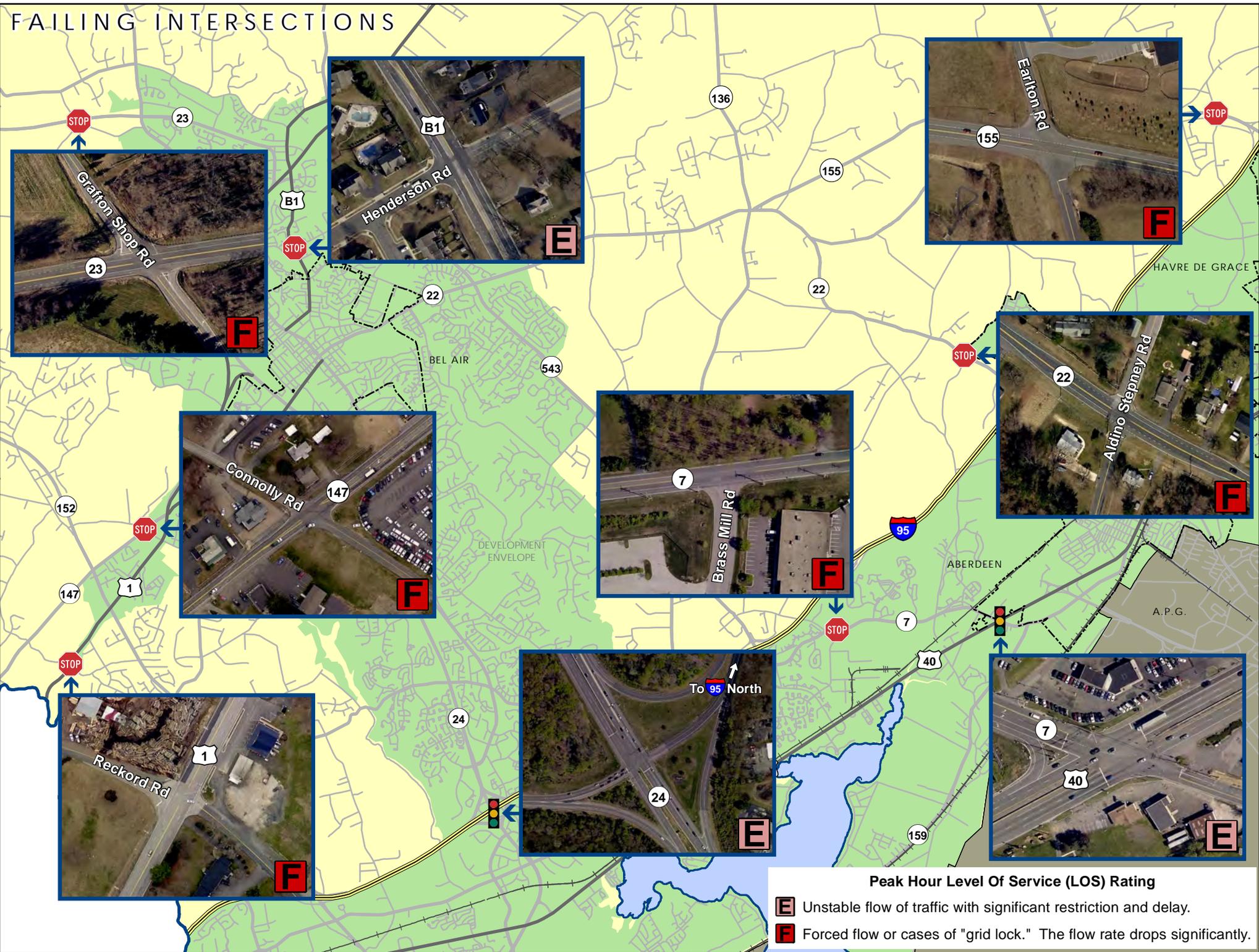
The standard for intersections within the Development Envelope is a LOS D. If the existing LOS is E or F at an intersection within the Development Envelope, then the developer must mitigate the impact of the development's new trips. The standard for intersections outside the Development Envelope is a LOS C. If the existing LOS is a D or lower, then the developer must mitigate the impact of the development's new trips.

In addition to the review of individual TIAs, the Departments of Planning and Zoning and Public Works have studied a number of major roads and intersections to identify existing conditions. This list represents a cross section of key intersections located inside, outside, and on the fringes of the Development Envelope that have been identified as failing or on the verge of failing based on the adopted LOS standards.

There are two signalized intersections and seven un-signalized intersections with one or more movements operating at a LOS E (LOS D outside the Development Envelope) or lower during peak hours. The evaluation of the LOS is determined by performance of the intersection during one hour peak traffic periods in the a.m. and/or p.m. Figure 12 identifies intersections that contain one or more movements that **operate at an unacceptable LOS**. Developments that impact these intersections will be required to mitigate their impacts to the intersections.

FIGURE 12

FAILING INTERSECTIONS



GOVERNMENT FACILITIES

The County's Annual Growth Report must include an analysis of the need for additional fire, library and public safety services and a list of approved capital projects contained in the capital improvement program (CIP) related to the below-mentioned facilities.

Fire/EMS Services

The Harford County Fire and EMS Services Master Plan that was completed in 2009 identified the need for four additional Fire Station Facilities. One of these facilities, the Patterson Mill Road Station, has been completed and turned over to Bel Air Volunteer Fire Company (VFC). There is still the need for three additional Fire/Emergency Medical Service facilities which are listed below:

- Riverside area on MD Route 543 just north of US Route 40
- On MD 543 (Fountain Green Road between Hickory and Fountain Green)
- Churchville near the intersection of MD Routes 22 and 136

The Fire and EMS Services Master Plan has estimated total cost for these stations to be \$11,000,000. These facilities are not currently funded in the current CIP.

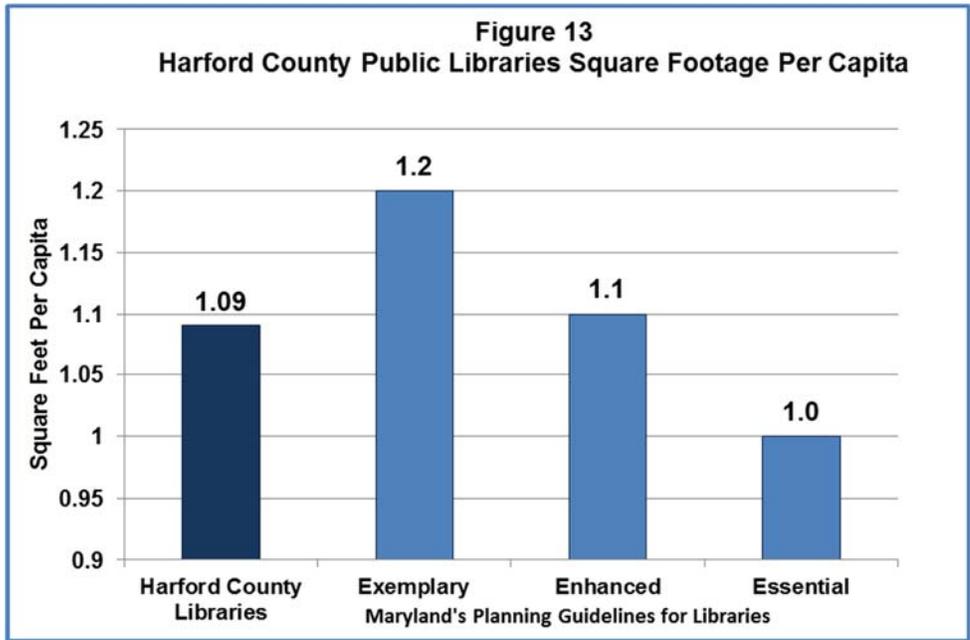
The approved FY 2018 Capital Budget includes \$250,000 for Self-contained Breathing Apparatus (SCBA) replacement account and \$400,000 for Volunteer Fire Company priority facility repairs. An additional \$350,000 is included in FY 2018 for renovation of the Whiteford VFC.

Library Services

The Maryland Department of Budget and Management require that libraries refer to "Maryland's Planning Guidelines for Libraries" in order to justify the need for expansion. Please reference the planning guidelines for square footage per capita below:

- Essential = 1.0 square feet per capita (nationally accepted minimum facility size)
- Enhanced = 1.1 square feet per capita
- Exemplary = 1.2 square feet per capita

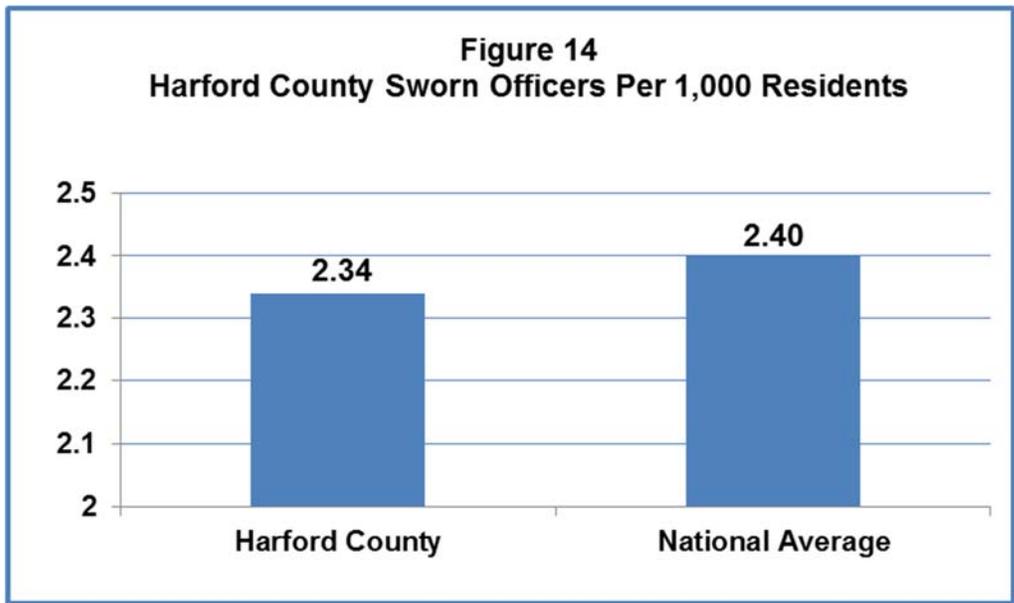
The total gross square footage of all Harford County Public Library branches totals 229,917. Based on a 2017 population figure of 252,615 the square footage per capita figure is 1.09, which exceeds the minimum accepted standard of 1.0 square feet per capita (*Figure 13*).



Law Enforcement

The 2016 Federal Bureau of Investigation Uniform Crime Report the nationwide rate of sworn officers was 2.40 per 1,000 residents. Based on staffing data obtained from the Harford County Sheriff's Office, the Maryland State Police, and the police departments of Aberdeen, Bel Air, and Havre de Grace the total sworn staff is 591. The rate of sworn officers is currently 2.34 per 1,000 residents. Based on a 2017 population figure of 252,615, Harford County is slightly less than the nationwide rate (*Figure 14*).

The approved FY 2018 Capital Budget includes \$100,000 for the purchase and installation of bi-directional amplifiers (BDA's) in the schools which will greatly improve radio coverage for school resource officers.



PLANNING CONSISTENCY REVIEW

Harford County must submit an annual report that addresses specific smart growth measures and indicators that support the statewide land use goal of targeting development within designated Priority Funding Areas and minimizing development outside of these areas. Changes in development patterns occurring in 2017 that impact land use, transportation, community facilities patterns, zoning map amendments, and subdivision plats must be reported. Local jurisdictions, as part of their annual reporting, must determine if all of the changes in development patterns in 2017 reported are consistent with the following criteria:

- All changes must be consistent with each other;
- The recommendations of the last annual report;
- The adopted plans of the local jurisdictions;
- The adopted plans of all adjoining local jurisdictions; and
- The adopted plans of State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan.

Development Patterns / Consistency of Plans

All the development noted in this report has been determined to be consistent with the surrounding land uses. A review of consistency is part of the plan approval process. As recommended in previous reports, the County continues to direct the majority of new development and redevelopment (84.5% in 2017) to the Development Envelope. During 2017, all subdivisions approved in 2017 are consistent with the intent and policies of the 2016 Master Plan, the Water and Sewer Master Plan, and Adequate Public Facilities regulations. All roadway improvements are consistent with the State Consolidated Transportation Plan, and the Transportation Improvement Plan. Changes in development patterns, ordinances, and regulations were found to be consistent with the adopted plans of Harford County, as well as those of the state and all adjoining local jurisdictions. These changes furthered the Twelve Visions established in § 1-201 of the Land Use Article of the Annotated Code of Maryland.

Municipal Plan Coordination

Harford County coordinates with the Town of Bel Air and the cities of Aberdeen and Havre de Grace on the creation of their growth plans. State law requires municipal jurisdictions to develop a Municipal Growth Element (MGE) as part of their Comprehensive Plan. The MGE must identify future municipal growth areas outside of the existing corporate limits and be submitted to the County for review and comment. Proposed annexations must be consistent with those outlined in the Municipal Growth Element Plans, and permitted development on the annexed lands shall be in accordance with the County's zoning classification that is in place at the time of the annexation.

Implementation

Harford County uses many tools to achieve the Visions, including Adequate Public Facilities (APF) legislation to manage growth by tying development to the capacity of existing government services such as water and sewer, roads, and schools. The County has developed implementation strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State, and interstate levels to achieve these visions.

The MD 924 Multimodal Corridor Study was completed in January 2018. The study looked at opportunities to create short term and long term multimodal and complete streets solutions to the roadway from Woodsdale Road to MacPhail Road. Recommended short-term improvements will be forwarded to SHA for inclusion in their annual maintenance and operations work programs. Other short-term and long-term improvements will be added to the County's annual transportation priorities list which is sent to MDOT to be considered for inclusion in future Consolidated Transportation Program (CTP) documents. Harford County continues to partner with the Health Department and Healthy Harford on implementation of health and safety programs. The Department of Planning and Zoning partnered with the Board of Education on a Safe Routes to Schools grant which will add sidewalk to improve access to Southampton Middle School.

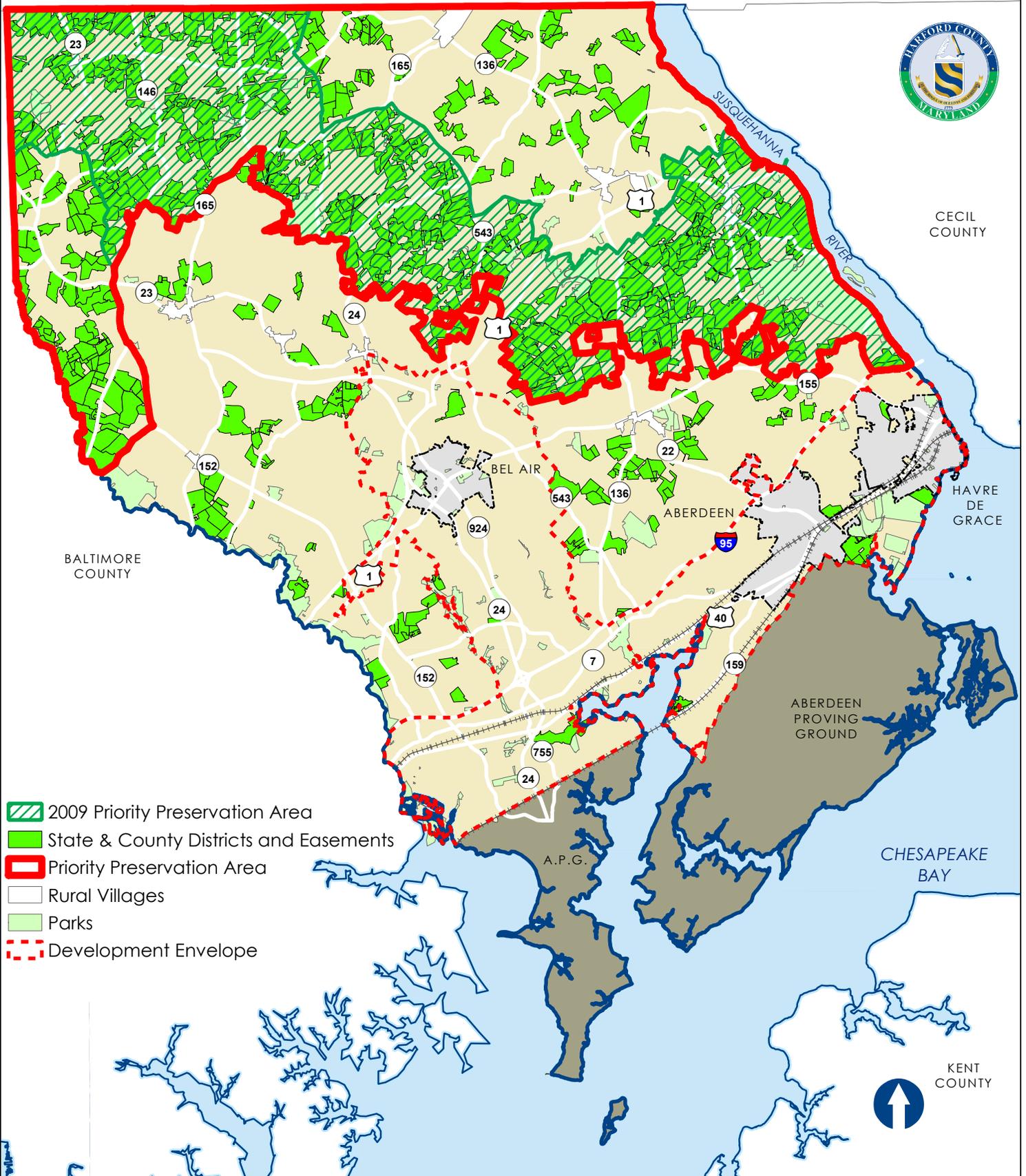
The Department of Planning and Zoning tracks approved subdivisions located in the Priority Preservation Area Designation (Tier IV) under the Maryland Sustainable Growth and Preservation Act of 2012 (SB 236) that were approved prior to the enactment of the regulations and therefore grandfathered. In 2017, the Department tracked three grandfathered preliminary plans comprised of 71 lots. These grandfathered plans shall remain valid through the tenure of their approval.

Agricultural Preservation

Preservation efforts were continued through a variety of state and local programs. While participation in agricultural preservation programs is available to all property owners with agriculturally zoned land, the County's primary focus is protecting the Priority Preservation Area (PPA) (*Figure 15*). HarfordNEXT expanded the PPA boundary to include all lands north of the 2009 boundary and the Harford County portion of the Manor Rural Legacy Area. During 2017, 323 acres were preserved countywide, bringing the total protected land in the County to 50,841 acres. Of the acreage protected in 2017, all 323 acres were located in the County's PPA, bringing the total amount of protected land in the PPA to just over 46,268 acres.

FIGURE 15

Agricultural Preservation



PROCESS IMPROVEMENTS

As part of the annual report, local jurisdictions must identify any changes that will improve the planning and development review process, in addition to zoning ordinances or regulations that have been adopted during the reporting period that specifically address the planning visions of the Land Use Article.

In 2017, Harford County continued implementation of the Harford County Phase II Watershed Implementation Plan (WIP) for the Chesapeake Bay TMDL (Total Maximum Daily Load). This Plan was completed in 2012 by County, Municipal, State, and Federal staff with expertise in the various nutrient source sectors; agriculture, septic systems, urban stormwater, and wastewater treatment plants, to meet the nutrient reduction goals that were assigned to Harford County for the Chesapeake Bay TMDL. Strategies to meet these goals by 2025 were presented in the Plan, with two-year milestones identified to track progress. In early 2018, a final report for the implementation of the 2016-2017 milestones was submitted, along with a new set of two-year programmatic milestones for 2018-2019. Department staff coordinates with the three municipalities to provide MDE with a progress report on all implementation actions in Harford County, and continues to prepare for Phase III of the WIP.

The County does not anticipate making any changes to the development review process in the immediate future, and will continue to direct development to the designated growth areas and encourage redevelopment. In order to provide citizens with more information and better access to development review activities, the Department has implemented an interactive web based portal that includes several applications. The first, "Track-It", provides up to date information on development activities within the County. A second application "Open GIS" allows citizens access to a range of geographic data layers. WebGIS, is a user-friendly mapping application that provides access to GIS data layers and the ability to print maps easily.

ORDINANCES AND/OR REGULATIONS THAT IMPLEMENT THE STATE PLANNING VISIONS

Harford County's Master Plan, HarfordNEXT, was adopted in June 2016 and is consistent with the 12 State Planning Visions. The various element plans, including the Land Use Element Plan, Natural Resources and Water Resources Element Plan, Historic Preservation Element Plan, and Transportation Element Plan have been incorporated into the 2016 Master Plan. The Land Preservation, Parks, and Recreation Element Plan is also consistent with the planning visions contained in the Land Use Article of the Maryland Code. The plans also include strategies that address these visions. The County's Chesapeake Bay Critical Area Program and its Bicycle and Pedestrian Master Plan are also consistent with the visions.

METHODOLOGY

Population Projection Methodology

Yearly estimates of population and households in Harford County for the Annual Growth Report are determined from the 2010 Census. This data is adjusted to reflect a number of variables including building permits, average household size, and household vacancy rates. The five and ten year projections are based on these estimates, with a growth factor applied to determine the rate and quantity of growth in the County. This growth factor is based on the number of building permits anticipated to be issued each year. It is important to note that projections are based on past trends and land availability. A component of the residential land inventory is the number of net planned units remaining. The total planned units remaining is calculated by subtracting the total new residential building permits issued from the total preliminary plan approved units. Subdivision plans with six or more units remaining and approved municipality plans are included.

The 2010 Census information at the census block level is utilized for specific analysis of each facility regarding area maps and demographic information. Building permits are identified by facility areas and by subdivision name and/or address for each year. This provides the needed information on growth trends by facility service area. The population projections for the five other jurisdictions in the Baltimore Region are based on an interpolation of the Baltimore Metropolitan Council's Round 9 population forecast.

School Enrollment Projection Methodology

The methodology for projecting students utilizes historical data for live births and the number of children enrolled in public schools. Using these data, a series of ratios that reflect grade cohort survival are developed. These ratios include consideration of a number of factors:

- Births in a given year which affect subsequent kindergarten and first grade enrollments.
- Net migration of school age children.
- Net transfer of children between public and private schools.
- Non-promotion of children to the next grade level.
- Dropouts in the later years of secondary school.
- Shifts between regular grade and upgraded groups other than special education.

This technique of establishing a ratio is used for each successive grade. For example, a ratio is developed between the number of children actually in first grade in a given year and the number in second grade the following year. The ratio, therefore, represents the number of first graders who advance to second grade. If significant variations exist, such as a rapid increase in home building, then factors such as pupil yields for subdivision activity and development trends must be measured.

Development monitoring is a key activity to ensure accurate projections since housing expansion periods have a direct impact on school enrollments. A primary means of calculating projected student enrollment due to a housing expansion period is by using pupil yield factors for new developments.

Pupil yield is a term which describes the number of pupils generated per dwelling. The pupil yield factor is used to assist in identifying the impact of residential development on the Harford County Public Schools (HCPS) system. To calculate pupil yield factors, 52 subdivisions were selected from various geographic locations throughout Harford County, to include single family, townhouse, apartments, condominium, and mobile home dwelling units. The subdivisions selected represent newly constructed and established subdivisions. Additionally, subdivisions were selected from a broad range of attendance areas across the County. A count was made of each student who resided in each of the 52 subdivisions studied. The data were tabulated by unit type, and the specific pupil yields were calculated for each subdivision in the elementary, middle, and high schools. Table 1 below provides a summary of the pupil yield factors by grade level.

Table 1 - Pupil Yield Factors

Unit Type	Grade Level		
	K - 5	6 - 8	9 - 12
Single-Family	0.23	0.13	0.19
Townhome	0.25	0.12	0.14
Apartments	0.11	0.05	0.06
Condominiums	0.02	0.01	0.02
Mobile Home	0.16	0.07	0.08

Source: Harford County Department of Planning and Zoning, 2015 Harford County Pupil Yield Study

The following example is included to illustrate how pupil yield factors are used to estimate new students generated by proposed residential development. In this example, it is estimated that 55 new students would be generated by a proposed 100 unit Single-Family detached (SFD) subdivision.

Table 2 - Estimating New Students Using Pupil Yield Factors (Proposed 100 SFD Subdivision)

Grade Level	Yield Factor	X	# of Dwelling Units (Single-family)	=	New Students
K- 5	0.23	X	100	=	23
6 - 8	0.13	X	100	=	13
9 - 12	0.19	X	100	=	19
TOTAL	0.55	X	100	=	55

Modified School Enrollment Methodology

Utilizing our regional cooperative Round 9 forecast, a projection of housing units was determined for each school district. The number and type of units were based on the existing zoning. After the number and type of units were determined and projected by year, a pupil yield factor was applied to determine the total number of new pupils by school district.

The methodology for determining a growth factor included a multi-step process. The process included utilization of the existing grade cohort succession methodology and the pupil yield factor. A factor was applied to the existing grade cohort succession ratio per school if the pupil yield factor identified an increase in the average number of students. In order to maintain a consistent application, all calculations were based on the Harford County Public School system's definition of "unadjusted" enrollment projections. No assumptions were made in terms of school capacities or utilization of existing facilities.

The actual enrollment of Harford County Public Schools (HCPS) is retained as base enrollment for the modified enrollment projections. HCPS first-year projected enrollment figures are also retained as they have been shown to be historically accurate.

Water and Sewer Facility Projection Methodology

Water:

The Harford County water service area is divided into four pressure zones due to varying topography within the Development Envelope. To provide an adequate supply of water, the transmission lines, and pumping and storage facilities for all zones must be sized for estimated future demands.

The water system is evaluated for adequacy for providing flows during the maximum day demand, while maintaining system pressures required to deliver fire flows. Water booster stations and/or transmission lines, service mains, storage tanks, and water treatment plants are evaluated. Areas within the Harford County Development Envelope that exist at the highest elevations of the water pressure zones are evaluated for adequacy on a case-by-case basis. The anticipated growth within the County is accommodated through a combination of developer funded projects and the County Capital Improvement Program.

The sewerage system is similarly evaluated for adequacy to accommodate expected peak flows through collectors, interceptors, pump stations, force mains, and wastewater treatment plants. Should a capacity problem exist in a collector sewer, it is the developer's responsibility to resolve the inadequacy. Inadequacies at major pumping stations and wastewater treatment plants are resolved by programmed capital projects or by projects cooperatively supported by a group of developers.

Sewerage:

The sewage flows to Harford County's existing Sod Run and Joppatowne Wastewater Treatment Plants (WWTP) originate from a portion of the Development Envelope. The area between the municipalities of Aberdeen and Havre de Grace, as well as the cities themselves, are within the Development Envelope and are served by the municipal sewerage facilities. A complete "Sewer System Capacity Analysis" is included in the "2017 Water and Sewer Adequate Public Facilities Report."

The determination of future wastewater flows to wastewater treatment plants is made by using population and household projections developed by the Harford County Department of Planning and Zoning for the years 2000 through 2035. The projections were distributed by transportation analysis zones (TAZs) by aggregating the ultimate development in terms of equivalent dwelling units into sewerage drainage areas. In order to keep pace with projected growth, the expansion of the Sod Run Wastewater Treatment Plant from 12 MGD in 1995 to 20 MGD was completed in 2000. A sanitary sewer collection system has also been established in Whiteford-Cardiff, which serves the properties within an established sanitary subdistrict. This system was made operational in 2001 with 172 mandatory hook-ups completed in 2002. Treatment for this subdistrict is provided by Delta Borough, Pennsylvania, with a current permitted average flow of 0.12 MGD.

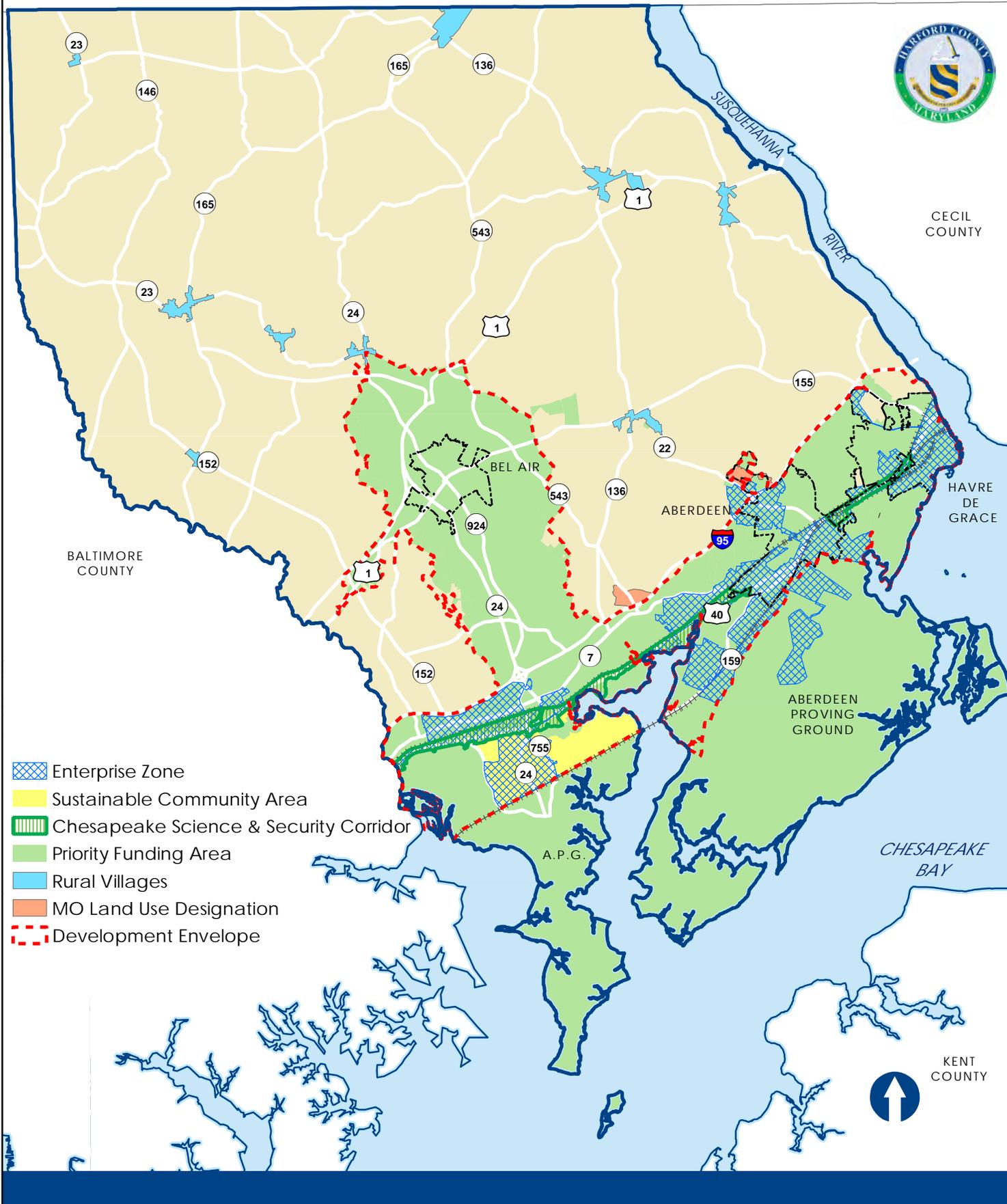
In addition to the major publicly owned wastewater treatment plants, there are multiple private wastewater treatment systems, including mobile home parks and other commercial/community establishments, plus a larger population on private individual septic systems outside the Development Envelope. In addition, many of the schools outside the public sewerage service area are on publicly owned multi-use wastewater treatment systems.

Road Intersection Analysis Methodology

A key feature of the APF Road Intersection regulations is the requirement for preparation of a Traffic Impact Analysis (TIA) for residential and non-residential uses that are projected to generate more than 249 trips per day. Proposed development located within the Chesapeake Science and Security Corridor (CSSC) (Figure 16) will not be required to submit a TIA unless the proposed use is expected to generate 1,500 trips per day. The TIA provides information regarding the impact of generated trips from proposed land uses on traffic safety and traffic operation within a designated area, and recommends solutions to mitigate the impact. The method of conducting a TIA is outlined in the "Harford County Traffic Impact Analysis Guidelines".

FIGURE 16

Priority Redevelopment Areas



Inside the Development Envelope:

The TIA shall include all existing County and state roads in all directions, from each point of entrance of site through the intersection with the first arterial roadway to the next intersecting collector or higher functional classification road. Developments which generate 1,500 or more trips per day may be required to expand the study area.

Outside the Development Envelope:

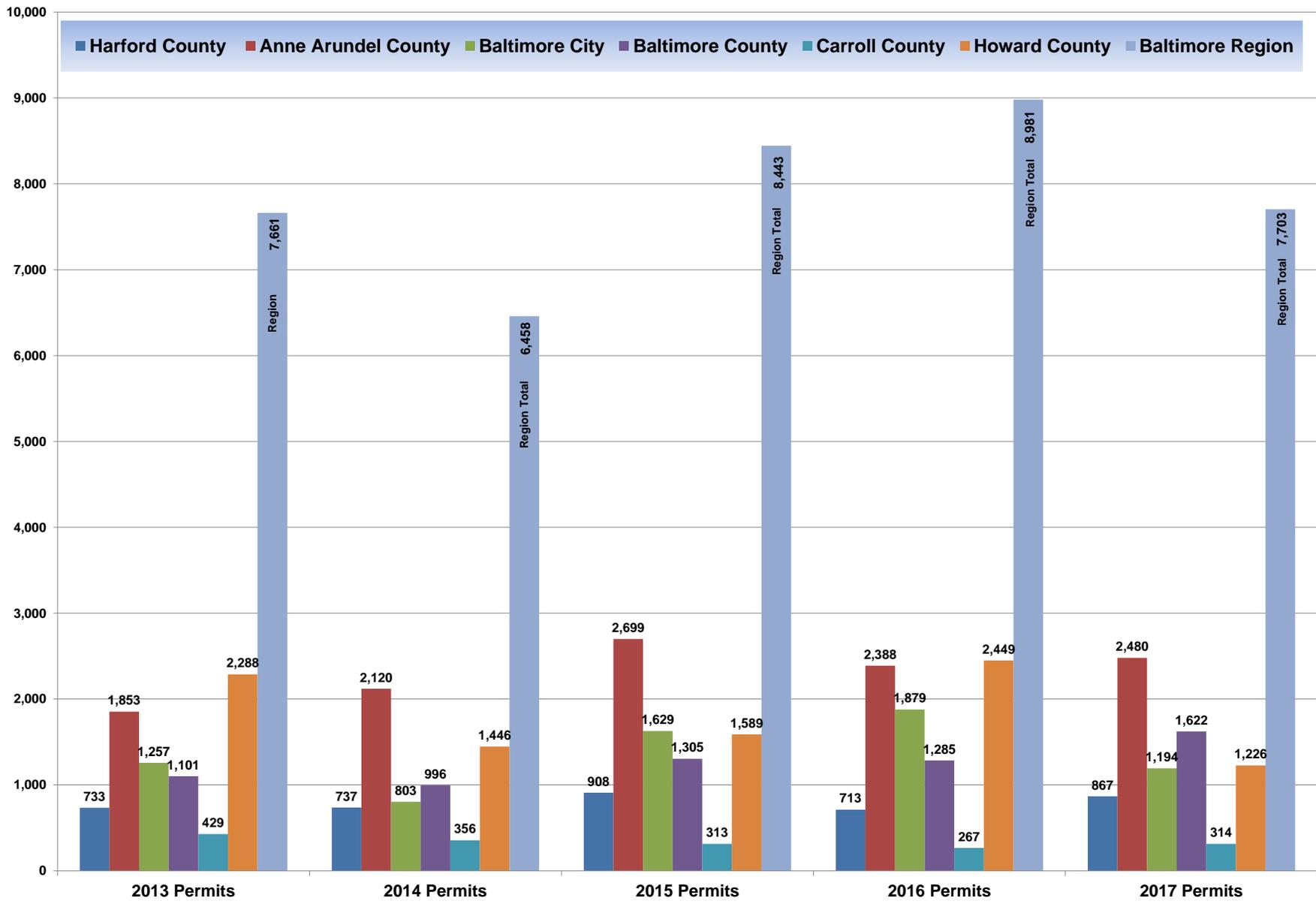
The TIA study area shall include all existing County and state roads in all directions from each point of entrance of the site to the first intersection of a major collector or higher functional classification road as defined by the Harford County Transportation Plan.

All TIA's shall include:

- An analysis of existing conditions including traffic counts, lane configuration, and signal timings.
- An analysis of background conditions without site development, including growth in background traffic, future traffic generated by nearby proposed developments and the determination of Level-of-Service (LOS) with any approved/funded State and County Capital projects.
- An analysis of the projected conditions with site development, including the traffic being generated by the proposed development and background traffic.
- An explanation of the results with recommended improvements as necessary.

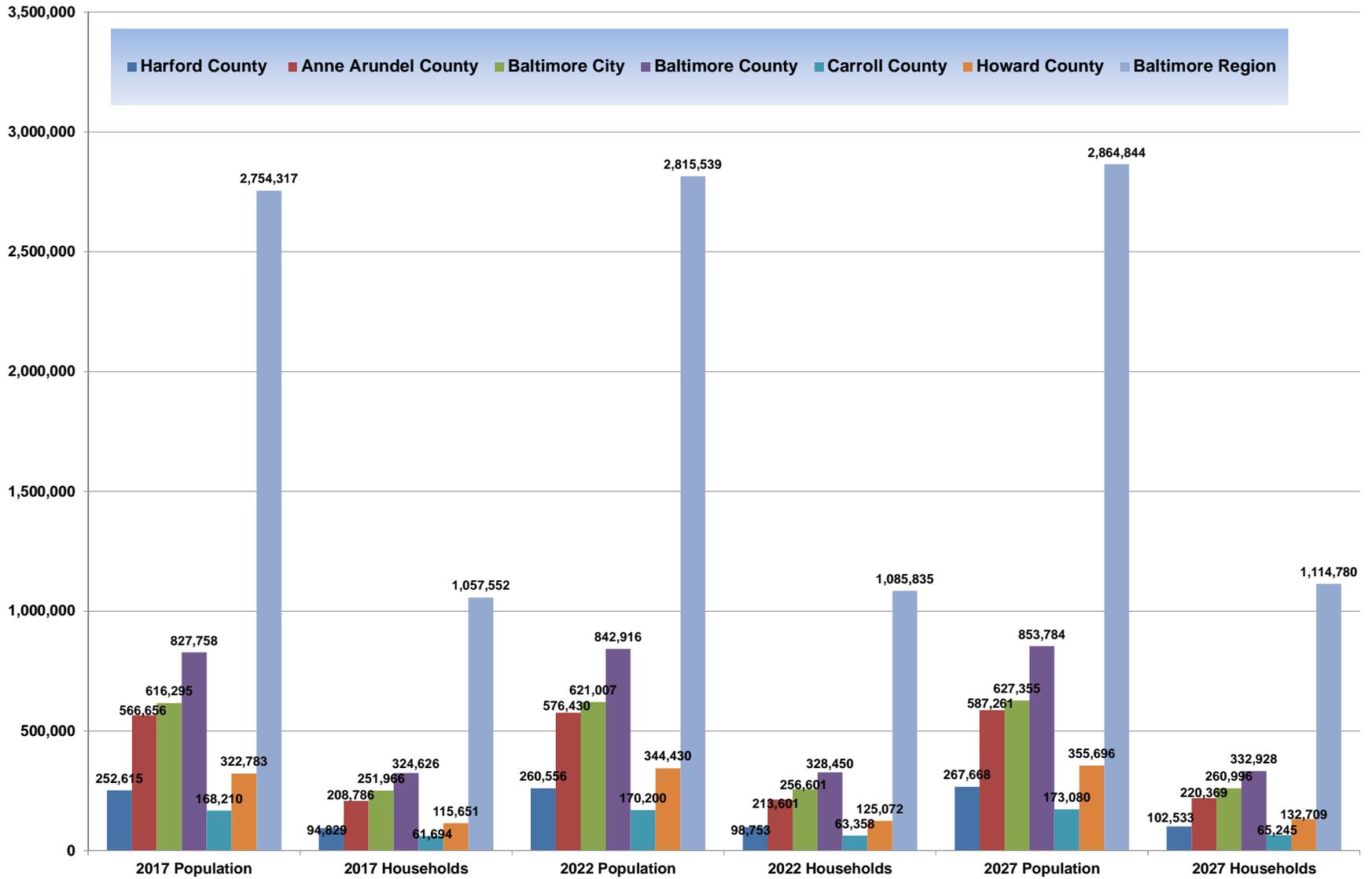
APPENDIX A

Table 1A
Harford County-Baltimore Region Residential Permit Activity: 2013 - 2017



Source: Baltimore Metropolitan Council, May, 2018.

Table 2A
Harford County - Baltimore Region Population and Household Projections: 2017 - 2027



Source: Baltimore Metropolitan Council, May, 2018.

Table 3A
Harford County - Baltimore Region Employment Projections: 2017 - 2027

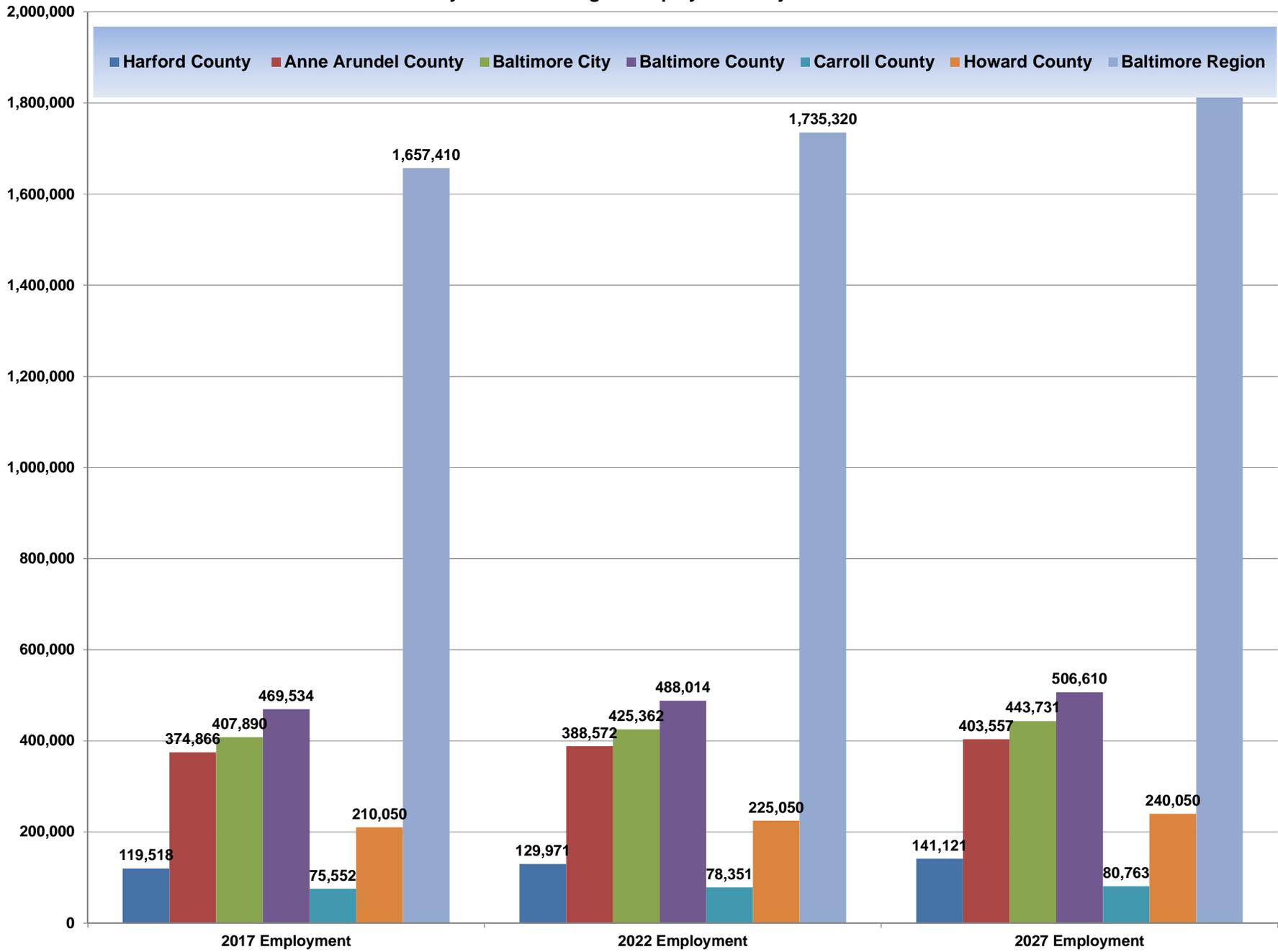


Table 4A
Harford County Non-Residential Permit Activity
New Permits Valued \$50,000 and Over

Permit Type	2013		2014		2015		2016		2017	
	# of Permits	Square Footage	# of Permits	Square Footage	# of Permits	Square Footage	# of Permits	Square Footage	# of Permits	Square Footage
Commercial	6	113,272	9	150,235	14	221,386	8	78,246	2	16,091
Industrial	2	1,601,520	3	12,225	0	0	1	12,000	2	663,880
Institutional	5	90,238	6	103,598	4	35,296	0	0	0	0
Utilities	0	0	1	300	0	0	0	0	0	0
Other	0	0	2	1,970	0	0	0	0	0	0
Total	13	1,805,030	21	268,328	18	256,682	9	90,246	4	679,971

Source: Baltimore Metropolitan Council, May 2018.

Table 5A
Harford County Non-Residential Permit Activity
Additions, Alterations, and Repairs Valued \$50,000 and Over

Permit Type	2013		2014		2015		2016		2017	
	# of Permits	Square Footage								
Commercial	4	NA	29	NA	28	NA	29	NA	23	NA
Industrial	2	NA	5	NA	17	NA	9	NA	3	NA
Institutional	4	NA	11	NA	16	NA	8	NA	2	NA
Utilities	3	NA	11	NA	9	NA	0	NA	0	NA
Total	13	NA	56	NA	70	NA	46	NA	28	NA

NA: Data Not Available

Source: Baltimore Metropolitan Council, May 2018.

APPENDIX B

FIGURE 1B

Elementary School Districts



Table 6B

Harford County Elementary Schools 2017 Utilization Chart									
Elementary School	State-Rated Capacity	Actual				Projected			
		2017 - 2018		2018 - 2019		2019 - 2020		2020 - 2021	
		ENROLL	% UTIL.						
Abingdon	864	827	96%	832	96%	838	97%	843	98%
Bakerfield	500	410	82%	407	81%	404	81%	401	80%
Bel Air	500	487	97%	485	97%	483	97%	481	96%
Church Creek	793	793	100%	796	100%	799	101%	802	101%
Churchville	388	383	99%	384	99%	385	99%	387	100%
Darlington	157	103	66%	101	64%	99	63%	96	61%
Deerfield	816	792	97%	792	97%	792	97%	792	97%
Dublin	295	237	80%	237	80%	236	80%	236	80%
Edgewood	511	394	77%	391	77%	388	76%	385	75%
Emmorton*	549	607	111%	610	111%	614	112%	617	112%
Forest Hill	568	512	90%	507	89%	503	89%	499	88%
Forest Lakes	546	445	82%	438	80%	431	79%	424	78%
Fountain Green	571	500	88%	492	86%	483	85%	475	83%
G. Lisby at Hillsdale	455	418	92%	431	95%	444	98%	458	101%
Hall's Cross Roads	562	504	90%	506	90%	509	91%	511	91%
Havre de Grace	566	490	87%	501	89%	512	90%	523	92%
Hickory	681	696	102%	693	102%	691	101%	688	101%
Homestead/Wakefield	907	975	107%	981	108%	987	109%	993	109%
Jarrettsville	548	410	75%	407	74%	404	74%	401	73%
Joppatowne	653	562	86%	560	86%	559	86%	557	85%
Magnolia*	518	536	103%	550	106%	565	109%	579	112%
Meadowvale	568	515	91%	516	91%	516	91%	517	91%
Norrisville	252	225	89%	233	92%	240	95%	249	99%
North Bend	500	375	75%	364	73%	354	71%	344	69%
North Harford	500	370	74%	365	73%	359	72%	354	71%
Prospect Mill	680	566	83%	558	82%	550	81%	542	80%
Red Pump	696	714	103%	724	104%	733	105%	743	107%
Ring Factory	548	532	97%	535	98%	539	98%	542	99%
Riverside	522	472	90%	466	89%	459	88%	453	87%
Roye-Williams	703	498	71%	517	74%	538	77%	559	80%
Wm. Paca / Old Post Rd.	954	839	88%	843	88%	847	89%	851	89%
Wm. S. James	522	407	78%	399	76%	391	75%	384	74%
Youth's Benefit	1,130	999	88%	995	88%	991	88%	987	87%
TOTAL	19,523	17,593	90%	17,616	90%	17,643	90%	17,673	91%

*Note: preliminary subdivisions and residential site plans of greater than five lots/units will not be approved in attendance areas that are shaded.

Source: Harford County Public Schools & Dept. of Planning and Zoning, November 2017.

Table 7B

Harford County Modified Elementary School Enrollment Projections								
School District	2017	2018	2019	2020	2021	2022	2023	2024
Abingdon	827	832	839	845	852	858	865	871
Bakerfield	410	407	414	421	430	437	435	433
Bel Air	487	485	488	491	493	496	495	494
Church Creek	793	796	821	847	872	899	903	908
Churchville	383	384	388	393	397	401	403	406
Darlington	103	101	100	98	97	96	95	94
Deerfield	792	792	805	818	831	844	845	846
Dublin	237	237	238	240	241	243	243	244
Edgewood	394	391	388	385	382	379	377	375
Emmorton	607	610	621	631	641	653	657	662
Forest Hill	512	507	503	499	494	490	487	483
Forest Lakes	445	438	431	424	417	410	405	399
Fountain Green	500	492	483	475	467	460	453	446
G. Lisby at Hillsdale	418	431	445	460	476	491	508	524
Hall's Cross Roads	504	506	511	515	519	523	527	530
Havre de Grace	490	501	531	561	594	627	642	658
Hickory	696	693	702	710	719	728	726	724
Homestead/Wakefield	975	981	1,001	1,021	1,042	1,062	1,070	1,077
Jarrettsville	410	407	408	409	410	411	410	408
Joppatowne	562	560	565	569	574	578	578	577
Magnolia	536	550	570	589	610	631	648	667
Meadowvale	515	516	518	521	524	526	528	529
Norrisville	225	233	242	253	263	274	285	295
North Bend	375	364	357	350	343	336	328	320
North Harford	370	365	363	362	361	360	356	352
Prospect Mill	566	558	551	544	537	530	523	517
Red Pump	714	724	740	757	774	792	803	816
Ring Factory	532	535	545	554	564	573	579	583
Riverside	472	466	462	459	456	453	448	443
Roye-Williams	498	517	538	559	580	603	628	653
Wm. Paca / Old Post Rd.	839	843	859	875	892	908	913	919
Wm. S. James	407	399	392	386	379	373	367	360
Youth's Benefit	999	995	1,000	1,005	1,010	1,015	1,012	1,009
Total	17,593	17,616	17,818	18,027	18,241	18,462	18,543	18,621

Source: Harford County Public Schools & Dept. of Planning and Zoning, November 2017.

Table 8B

Harford County Residential Building Permit Activity By Elementary School District: 2013 - 2017																									
ELEMENTARY SCHOOL	2013					2014					2015					2016					2017				
	BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE				
	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL
Abingdon	0	0	0	0	0	3	32	208	0	243	3	0	84	0	87	1	0	0	0	1	12	11	138	0	161
Bakerfield	15	0	96	0	111	10	2	72	0	84	22	0	32	0	54	26	0	0	0	26	0	0	0	0	0
Bel Air	2	0	0	0	2	0	0	0	0	0	4	0	0	0	4	2	0	0	0	2	3	0	0	0	3
Church Creek	0	19	188	0	207	0	28	0	0	28	1	8	0	0	9	0	16	0	0	16	1	0	0	0	1
Churchville	2	0	0	2	4	3	0	0	0	3	6	0	0	0	6	5	0	0	0	5	4	0	0	0	4
Darlington	1	0	0	0	1	2	0	0	0	2	1	0	0	0	1	1	0	0	0	1	3	0	0	1	4
Deerfield	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1	1	0	0	0	1
Dublin	4	0	0	0	4	6	0	0	1	7	7	0	0	0	7	7	0	0	1	8	8	0	0	1	9
Edgewood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emmorton	0	29	0	0	29	2	18	0	0	20	7	38	72	0	117	9	0	126	0	135	21	0	0	0	21
Forest Hill	1	0	0	0	1	4	0	0	0	4	12	0	0	0	12	12	0	0	0	12	23	0	0	0	23
Forest Lakes	2	0	0	0	2	1	0	0	0	1	1	0	0	0	1	6	0	0	0	6	3	0	0	0	3
Fountain Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
G. Lisby at Hillsdale	17	30	0	0	47	26	35	0	0	61	24	15	0	0	39	3	0	0	0	3	9	0	0	0	9
Hall's Cross Roads	0	0	0	0	0	0	36	0	0	36	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2
Havre de Grace	26	6	0	0	32	37	11	0	0	48	37	4	0	0	41	30	34	0	0	64	49	65	0	0	114
Hickory	42	13	0	0	55	19	15	0	0	34	30	11	0	0	41	22	30	0	0	52	11	0	0	0	11
Homestead/Wakefield	28	6	0	0	34	11	3	0	0	14	6	9	38	0	53	24	46	37	0	107	20	37	0	0	57
Jarrettsville	6	0	0	0	6	4	0	0	0	4	10	0	0	1	11	5	0	0	0	5	7	0	0	1	8
Joppatowne	4	0	0	0	4	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Magnolia	2	23	0	0	25	10	25	0	0	35	6	0	0	0	6	31	0	0	0	31	33	0	0	0	33
Meadowvale	4	0	0	0	4	1	0	0	0	1	2	0	0	1	3	0	0	0	1	1	5	0	0	0	5
Norrisville	9	0	0	0	9	3	0	0	0	3	5	0	0	0	5	3	0	0	0	3	12	0	0	0	12
North Bend	8	0	0	0	8	4	0	0	1	5	10	0	0	1	11	18	0	0	1	19	27	0	0	1	28
North Harford	9	0	0	1	10	7	0	0	0	7	12	0	0	0	12	10	0	0	1	11	16	0	0	0	16
Prospect Mill	1	0	0	0	1	3	0	0	0	3	2	0	0	0	2	1	0	0	0	1	0	12	0	0	12
Red Pump	53	0	0	0	53	22	0	0	0	22	23	0	288	0	311	31	0	0	0	31	11	0	0	0	11
Ring Factory	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1	5	0	0	0	5	4	0	0	1	5
Riverside	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	5	5	0	0	10	1	9	0	0	10
Roye-Williams	11	0	0	0	11	14	0	0	0	14	21	0	0	0	21	21	0	48	0	69	20	0	144	0	164
Wm. Paca/Old Post Rd	23	0	0	0	23	4	0	0	0	4	5	0	0	0	5	6	0	0	0	6	4	11	0	0	15
Wm. S. James	0	0	0	0	0	1	0	0	0	1	3	4	0	0	7	13	16	0	0	29	18	28	0	0	46
Youth's Benefit	12	38	0	0	50	16	34	0	0	50	11	28	0	1	40	9	44	0	0	53	46	33	0	0	79
TOTAL	282	164	284	3	733	216	239	280	2	737	273	117	514	4	908	307	191	211	4	713	374	206	282	5	867

* Note: Permit totals revised to reflect cancelled permits.

Table 9B

Harford County Population and Households By Elementary School District: 2013 - 2017										
Elementary School	2013*		2014*		2015*		2016*		2017*	
	Households	Population								
Abingdon	4,782	12,875	4,782	12,841	5,014	13,427	5,096	13,612	5,097	13,568
Bakerfield	2,321	6,249	2,428	6,521	2,509	6,718	2,560	6,837	2,585	6,880
Bel Air	3,049	8,210	3,051	8,193	3,051	8,171	3,055	8,160	3,057	8,137
Church Creek	3,808	10,252	4,007	10,759	4,033	10,802	4,042	10,795	4,057	10,800
Churchville	2,476	6,667	2,480	6,660	2,483	6,650	2,489	6,647	2,494	6,638
Darlington	1,009	2,716	1,010	2,712	1,012	2,710	1,013	2,705	1,014	2,698
Deerfield	3,265	8,791	3,265	8,767	3,265	8,744	3,266	8,723	3,267	8,696
Dublin	1,679	4,521	1,683	4,519	1,690	4,525	1,696	4,530	1,704	4,535
Edgewood	1,256	3,381	1,256	3,372	1,256	3,363	1,256	3,354	1,256	3,342
Emmorton	2,470	6,650	2,498	6,707	2,517	6,740	2,613	6,979	2,741	7,296
Forest Hill	2,418	6,509	2,419	6,494	2,422	6,487	2,434	6,500	2,445	6,509
Forest Lakes	2,846	7,662	2,848	7,646	2,848	7,629	2,849	7,611	2,855	7,600
Fountain Green	1,899	5,112	1,899	5,098	1,899	5,085	1,899	5,071	1,899	5,054
G. Lisby at Hillsdale	2,377	6,399	2,422	6,503	2,480	6,642	2,517	6,723	2,520	6,708
Hall's Cross Roads	1,972	5,310	1,972	5,295	2,006	5,373	2,006	5,359	2,006	5,341
Havre de Grace	3,638	9,796	3,668	9,850	3,713	9,944	3,752	10,021	3,813	10,149
Hickory	2,851	7,676	2,904	7,798	2,936	7,864	2,975	7,947	3,025	8,051
Homestead/Wakefield	5,377	14,476	5,409	14,526	5,423	14,523	5,488	14,659	5,590	14,880
Jarrettsville	2,769	7,454	2,774	7,450	2,778	7,440	2,789	7,448	2,793	7,436
Joppatowne	3,855	10,380	3,859	10,363	3,860	10,338	3,860	10,310	3,860	10,276
Magnolia	1,726	4,647	1,750	4,699	1,783	4,776	1,789	4,779	1,819	4,841
Meadowvale	2,625	7,067	2,629	7,059	2,631	7,045	2,633	7,034	2,634	7,013
Norrisville	1,270	3,421	1,279	3,435	1,282	3,433	1,287	3,437	1,290	3,433
North Bend	2,262	6,091	2,270	6,096	2,275	6,092	2,285	6,104	2,303	6,131
North Harford	2,347	6,318	2,356	6,327	2,363	6,328	2,374	6,341	2,385	6,348
Prospect Mill	2,860	7,700	2,861	7,682	2,864	7,669	2,866	7,654	2,867	7,631
Red Pump	3,882	10,452	3,933	10,561	3,954	10,589	4,250	11,350	4,279	11,390
Ring Factory	2,721	7,325	2,721	7,305	2,722	7,289	2,722	7,272	2,727	7,260
Riverside	2,497	6,723	2,497	6,705	2,498	6,690	2,498	6,672	2,507	6,675
Roye-Williams	1,860	5,009	1,871	5,024	1,884	5,046	1,904	5,086	1,970	5,243
Wm. Paca/Old Post Rd	4,590	12,358	4,612	12,385	4,616	12,362	4,621	12,342	4,626	12,315
Wm. S. James	1,973	5,312	1,973	5,298	1,974	5,286	1,981	5,290	2,008	5,345
Youth's Benefit	5,222	14,061	5,271	14,153	5,319	14,245	5,357	14,309	5,407	14,394
TOTAL	91,951	247,570	92,655	248,800	93,358	250,025	94,221	251,660	94,898	252,615

* Note: Population and household figures have been revised to reflect 2010 Census data (April 1 of each year).

Source: Harford County Dept. of Planning & Zoning, May 2018.

FIGURE 2B

Middle School Districts



Table 10B

Harford County Middle Schools 2017 Utilization Chart									
Middle School	State- Rated Capacity	Actual				Projected			
		2017 - 2018		2018 - 2019		2019 - 2020		2020 - 2021	
		ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
Aberdeen	1,444	1,126	78%	1,133	78%	1,140	79%	1,147	79%
Bel Air	1,318	1,366	104%	1,378	105%	1,389	105%	1,401	106%
Edgewood	1,370	1,089	79%	1,099	80%	1,110	81%	1,121	82%
Fallston	1,105	932	84%	939	85%	947	86%	954	86%
Havre de Grace	775	557	72%	561	72%	566	73%	570	74%
Magnolia	1,073	732	68%	732	68%	732	68%	732	68%
North Harford	1,243	910	73%	898	72%	886	71%	874	70%
Patterson Mill	710	713	100%	708	100%	703	99%	698	98%
Southampton	1,540	1,228	80%	1,223	79%	1,218	79%	1,212	79%
Total	10,578	8,653	82%	8,671	82%	8,691	82%	8,709	82%

Source: Harford County Public Schools & Dept. of Planning and Zoning, November 2017.

Table 11B

Harford County Modified Middle School Enrollment Projections								
School District	2017	2018	2019	2020	2021	2022	2023	2024
Aberdeen	1,126	1,133	1,150	1,167	1,184	1,201	1,220	1,237
Bel Air	1,366	1,378	1,403	1,427	1,453	1,479	1,505	1,531
Edgewood	1,089	1,099	1,127	1,157	1,187	1,216	1,247	1,279
Fallston	932	939	954	970	986	1,002	1,018	1,034
Havre de Grace	557	561	572	584	596	608	620	632
Magnolia	732	732	738	744	750	756	762	769
North Harford	910	898	895	892	889	886	885	883
Patterson Mill	713	708	708	708	708	708	708	708
Southampton	1,228	1,223	1,234	1,245	1,255	1,267	1,279	1,290
Total	8,653	8,671	8,781	8,895	9,008	9,124	9,242	9,364

Source: Harford County Dept. of Planning and Zoning, May, 2017

Table 12B

Harford County Residential Building Permit Activity By Middle School District: 2013 - 2017																									
MIDDLE SCHOOL	2013					2014					2015					2016					2017				
	BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE				
	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL
Aberdeen	44	49	284	0	377	50	101	72	0	223	68	27	32	0	127	51	16	48	0	115	32	0	144	0	176
Bel Air	105	29	0	0	134	43	18	0	0	61	48	44	72	0	164	62	36	126	0	224	37	33	0	0	70
Edgewood	22	0	0	0	22	5	32	208	0	245	8	0	84	0	92	8	0	0	0	8	18	22	138	0	178
Fallston	19	38	0	0	57	17	34	0	0	51	16	28	288	1	333	16	44	0	0	60	48	33	0	1	82
Havre de Grace	31	6	0	1	38	40	11	0	0	51	40	0	0	1	41	32	34	0	1	67	56	65	0	1	122
Magnolia	3	23	0	0	26	12	25	0	0	37	6	0	0	0	6	36	5	0	0	41	34	9	0	0	43
North Harford	34	0	0	1	35	25	0	0	1	26	49	0	0	2	51	56	0	0	3	59	91	0	0	2	93
Patterson Mill	17	6	0	0	23	10	3	0	0	13	8	7	38	0	53	29	26	37	0	92	40	32	0	1	73
Southampton	7	13	0	1	21	14	15	0	1	30	30	11	0	0	41	17	30	0	0	47	18	12	0	0	30
TOTAL	282	164	284	3	733	216	239	280	2	737	273	117	514	4	908	307	191	211	4	713	374	206	282	5	867

Note: Permits totals revised for cancelled permits.

Source: Harford County Dept. of Planning & Zoning, May 2018.

KEY: SF = Single Family Dwelling; TH = Townhouse; APT/CO = Apartment/Condominium; MH = Mobile Home

Table 13B

Harford County Population and Households By Middle School District: 2013 - 2017										
SCHOOL	2013*		2014*		2015*		2016*		2017*	
	Households	Population								
Aberdeen	12,968	34,916	13,331	35,798	13,544	36,272	13,665	36,498	13,774	36,665
Bel Air	14,018	37,743	14,147	37,988	14,205	38,043	14,361	38,357	14,574	38,794
Edgewood	13,882	37,376	13,903	37,333	14,137	37,860	14,224	37,992	14,232	37,884
Fallston	8,948	24,093	9,003	24,176	9,053	24,244	9,369	25,025	9,426	25,092
Havre de Grace	7,486	20,156	7,522	20,198	7,570	20,274	7,609	20,324	7,673	20,425
Magnolia	7,965	21,444	7,990	21,454	8,025	21,492	8,031	21,450	8,070	21,481
North Harford	10,433	28,090	10,466	28,105	10,491	28,097	10,540	28,151	10,596	28,205
Patterson Mill	6,250	16,828	6,272	16,841	6,284	16,830	6,334	16,919	6,422	17,095
Southampton	10,000	26,925	10,021	26,908	10,049	26,913	10,088	26,945	10,133	26,973
TOTAL	91,951	247,570	92,655	248,800	93,358	250,025	94,221	251,660	94,221	251,660

* Note: Population and household figures have been revised to reflect 2010 Census data (April 1 of each year).

Source: Harford County Dept. of Planning and Zoning, May 2018.

FIGURE 3B

High School Districts

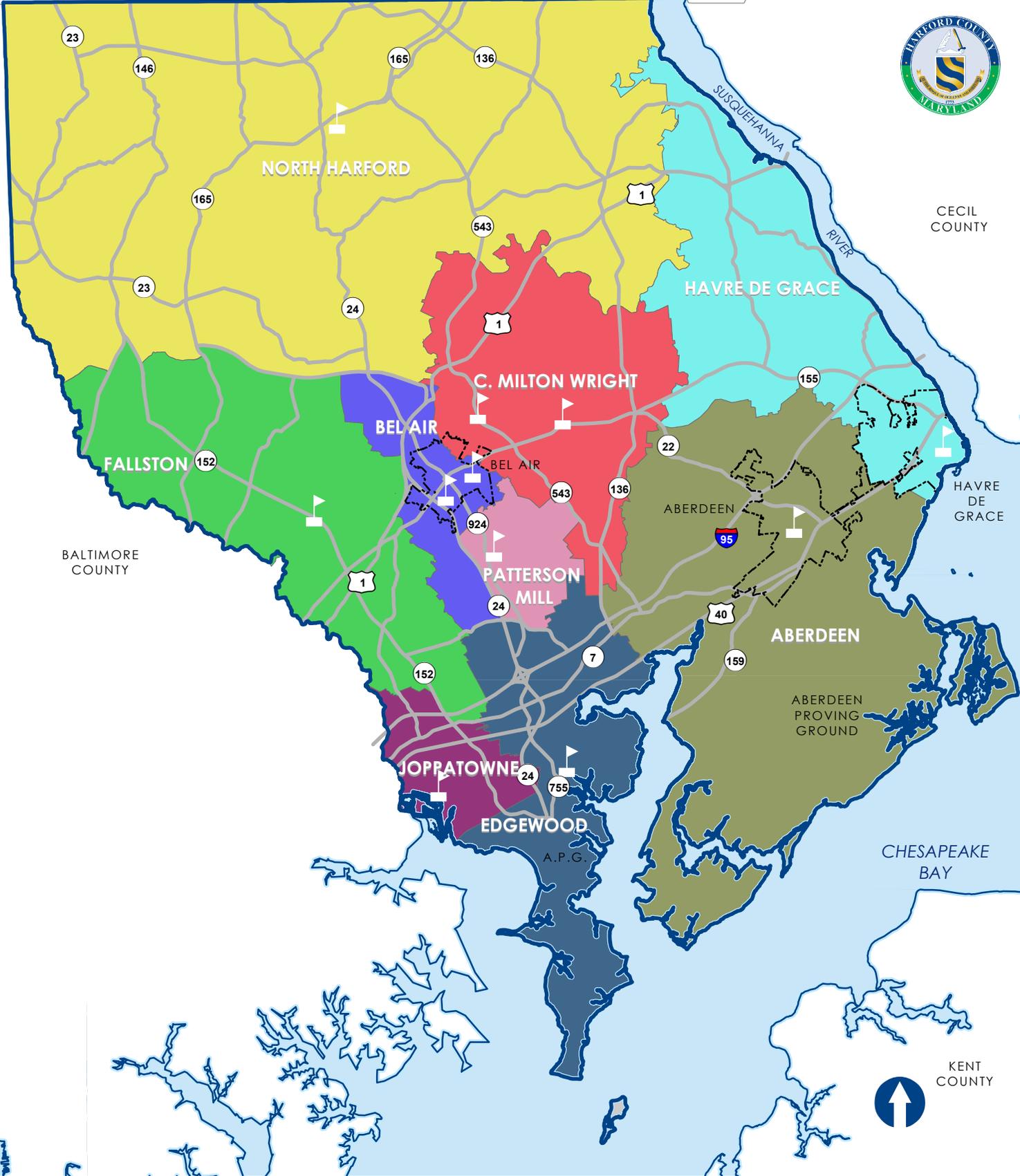


Table 14B

Harford County High Schools 2017 Utilization Chart									
High School	State- Rated Capacity	Actual				Projected			
		2017 - 2018		2018 - 2019		2019 - 2020		2020 - 2021	
		ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
Aberdeen	1,679	1,468	87%	1,470	88%	1,471	88%	1,473	88%
Bel Air	1,668	1,555	93%	1,553	93%	1,551	93%	1,548	93%
C. Milton Wright	1,678	1,460	87%	1,448	86%	1,435	86%	1,423	85%
Edgewood	1,743	1,406	81%	1,434	82%	1,463	84%	1,492	86%
Fallston	1,573	1,022	65%	1,014	64%	1,006	64%	998	63%
Harford Technical	920	1010	110%	1008	110%	1006	109%	1004	109%
Havre de Grace	850	630	74%	623	73%	616	72%	609	72%
Joppatowne	1,126	725	64%	740	66%	740	66%	733	65%
North Harford	1,603	1,244	78%	1,226	76%	1,208	75%	1,191	74%
Patterson Mill	1,013	839	83%	823	81%	807	80%	792	78%
Total	13,853	11,359	82%	11,339	82%	11,303	82%	11,263	81%

Source: Harford County Public Schools & Dept. of Planning and Zoning, November, 2017.

Table 15B

Harford County Modified High School Enrollment Projections								
School District	2017	2018	2019	2020	2021	2022	2023	2024
Aberdeen	1,468	1,470	1,481	1,495	1,508	1,523	1,536	1,551
Bel Air	1,555	1,553	1,570	1,585	1,600	1,615	1,631	1,647
C. Milton Wright	1,460	1,448	1,464	1,467	1,472	1,476	1,480	1,485
Edgewood	1,406	1,434	1,452	1,499	1,547	1,596	1,646	1,698
Fallston	1,022	1,014	1,022	1,022	1,022	1,022	1,022	1,022
Havre de Grace	630	623	630	630	630	630	630	632
Joppatowne	725	740	746	752	751	737	744	755
North Harford	1,244	1,226	1,235	1,226	1,218	1,210	1,202	1,194
Patterson Mill	839	823	828	818	806	796	786	777
Total	10,349	10,331	10,428	10,494	10,554	10,605	10,678	10,760

Source: Harford County Dept. of Planning and Zoning, May, 2017

Table 16B

Harford County Residential Building Permit Activity By High School District: 2013 -2017																									
HIGH SCHOOL	2013					2014					2015					2016					2017				
	BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE					BUILDING PERMITS ISSUED BY DWELLING TYPE				
	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL	SF	TH	APT/CO	MH	TOTAL
Aberdeen	44	49	284	0	377	50	101	72	0	223	68	27	32	0	127	51	16	48	0	115	32	0	144	0	176
Bel Air	105	29	0	0	134	43	18	0	0	61	48	44	72	0	164	62	36	126	0	224	37	33	0	0	70
C.M. Wright	7	13	0	1	21	14	15	0	1	30	30	11	0	0	41	17	30	0	0	47	18	12	0	0	30
Edgewood	22	0	0	0	22	5	32	208	0	245	8	0	84	0	92	8	0	0	0	8	18	22	138	0	178
Fallston	19	38	0	0	57	17	34	0	0	51	16	28	288	1	333	16	44	0	0	60	48	33	0	1	82
Havre de Grace	31	6	0	1	38	40	11	0	0	51	40	0	0	1	41	32	34	0	1	67	56	65	0	1	122
Joppatowne	3	23	0	0	26	12	25	0	0	37	6	0	0	0	6	36	5	0	0	41	34	9	0	0	43
North Harford	34	0	0	1	35	25	0	0	1	26	49	0	0	2	51	56	0	0	3	59	91	0	0	2	93
Patterson Mill	17	6	0	0	23	10	3	0	0	13	8	7	38	0	53	29	26	37	0	92	40	32	0	1	73
TOTAL	282	164	284	3	733	216	239	280	2	737	273	117	514	4	908	307	191	211	4	713	374	206	282	5	867

Note: Permits totals revised for cancelled permits.

Source: Harford County Dept. of Planning & Zoning, May 2018.

KEY: SF = Single Family Dwelling; TH = Townhouse; APT/CO = Apartment/Condominium; MH = Mobile Home

Table 17B

Harford County Population and Households By High School District: 2013 - 2017										
SCHOOL	2013*		2014*		2015*		2016*		2017*	
	Households	Population								
Aberdeen	12,968	34,916	13,331	35,798	13,544	36,272	13,665	36,498	13,774	36,665
Bel Air	14,018	37,743	14,147	37,988	14,205	38,043	14,361	38,357	14,574	38,794
C. Milton Wright	10,000	26,925	10,021	26,908	10,049	26,913	10,088	26,945	10,133	26,973
Edgewood	13,882	37,376	13,903	37,333	14,137	37,860	14,224	37,992	14,232	37,884
Fallston	8,948	24,093	9,003	24,176	9,053	24,244	9,369	25,025	9,426	25,092
Havre de Grace	7,486	20,156	7,522	20,198	7,570	20,274	7,609	20,324	7,673	20,425
Joppatowne	7,965	21,444	7,990	21,454	8,025	21,492	8,031	21,450	8,070	21,481
North Harford	10,433	28,090	10,466	28,105	10,491	28,097	10,540	28,151	10,596	28,205
Patterson Mill	6,250	16,828	6,272	16,841	6,284	16,830	6,334	16,919	6,422	17,095
TOTAL	91,951	247,570	92,655	248,800	93,358	250,025	94,221	251,660	94,898	252,615

* Note: Population and household figures have been revised to reflect 2010 Census data (April 1 of each year).

Source: Harford County Dept. of Planning and Zoning, May 2018.

APPENDIX C

Table 18C

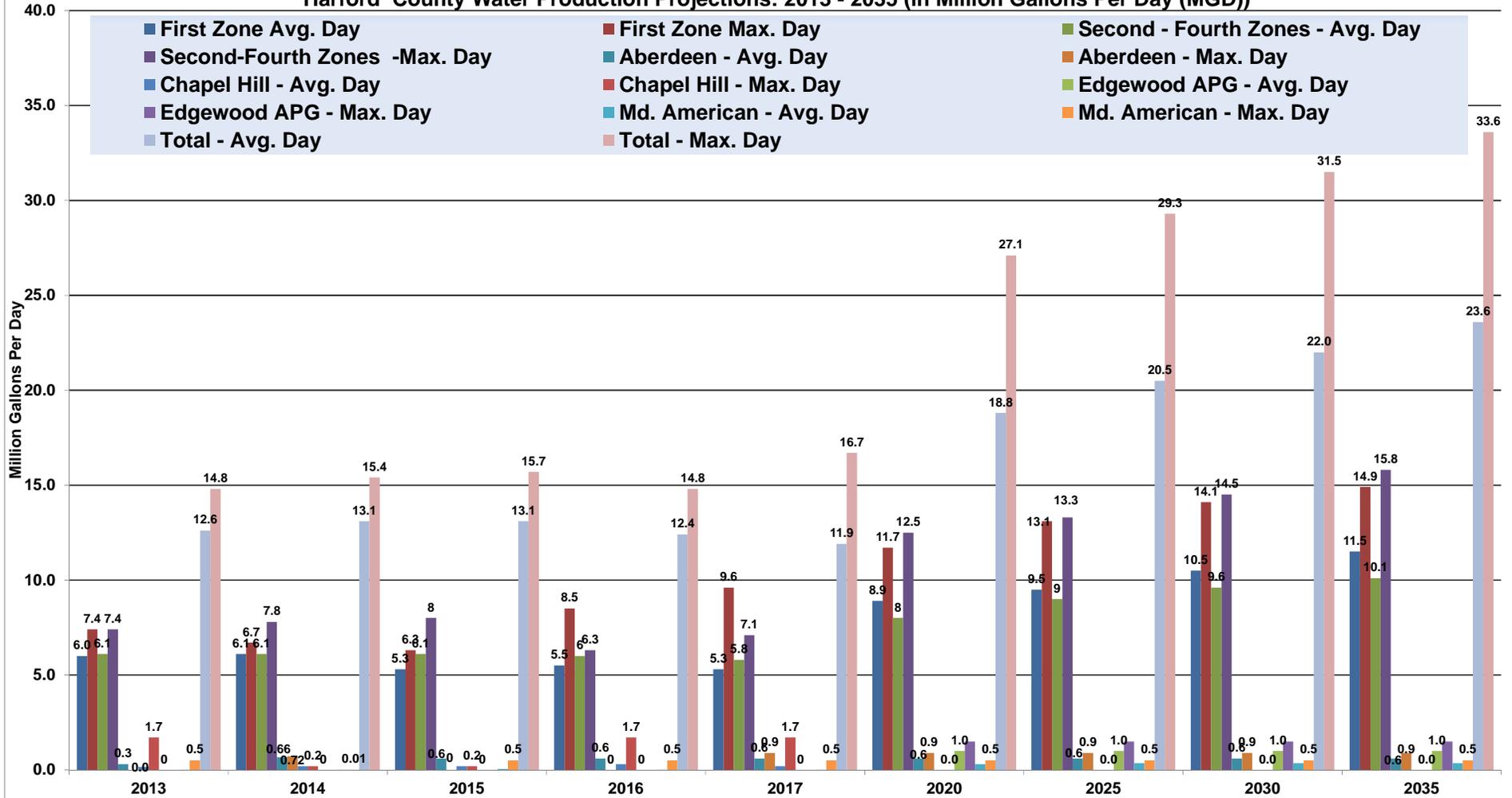
JANUARY - DECEMBER 2017		
WATER CONSUMPTION & SEWAGE GENERATIONS		
Total Number of Accounts	Existing/Open & Closed*	44,878
	Existing/Open	44,460
WATER		
Total Number of Water Accounts	Existing/Open & Closed*	41,723
	Existing/Open	41,304
Average Water Production – Total Retail and Wholesale Customers	11.9 MGD	
Maximum Day Water Production – Total Retail and Wholesale Customers	16.7 MGD	
Average Water Usage per Account – All Retail Accounts	203 GPD	
Average Residential Water Usage per Account – Retail Accounts	140 GPD	
Average Commercial / Industrial Water Usage per Account – Retail Accounts	1,700 GPD	
SEWAGE		
Total Number of Sewer Accounts	Existing/Open & Closed*	43,339
	Existing/Open	42,836
Average Treated Sewage Flow – Total Retail and Wholesale Customers	10.6 MGD	
Maximum Day Treated Sewage Flow – Total Retail and Wholesale Customers	16.4 MGD	
Average Sewage Generation per Account – All Retail Accounts	203 GPD	
Average Residential Sewage Generation per Account – Retail Accounts	140 GPD	
Average Commercial / Industrial Sewage Generation per Account – Retail Accounts	1,700 GPD	

* Total number of accounts, including deleted and closed accounts

Note: MGD = Million Gallons per Day, GPD = Gallons per Day

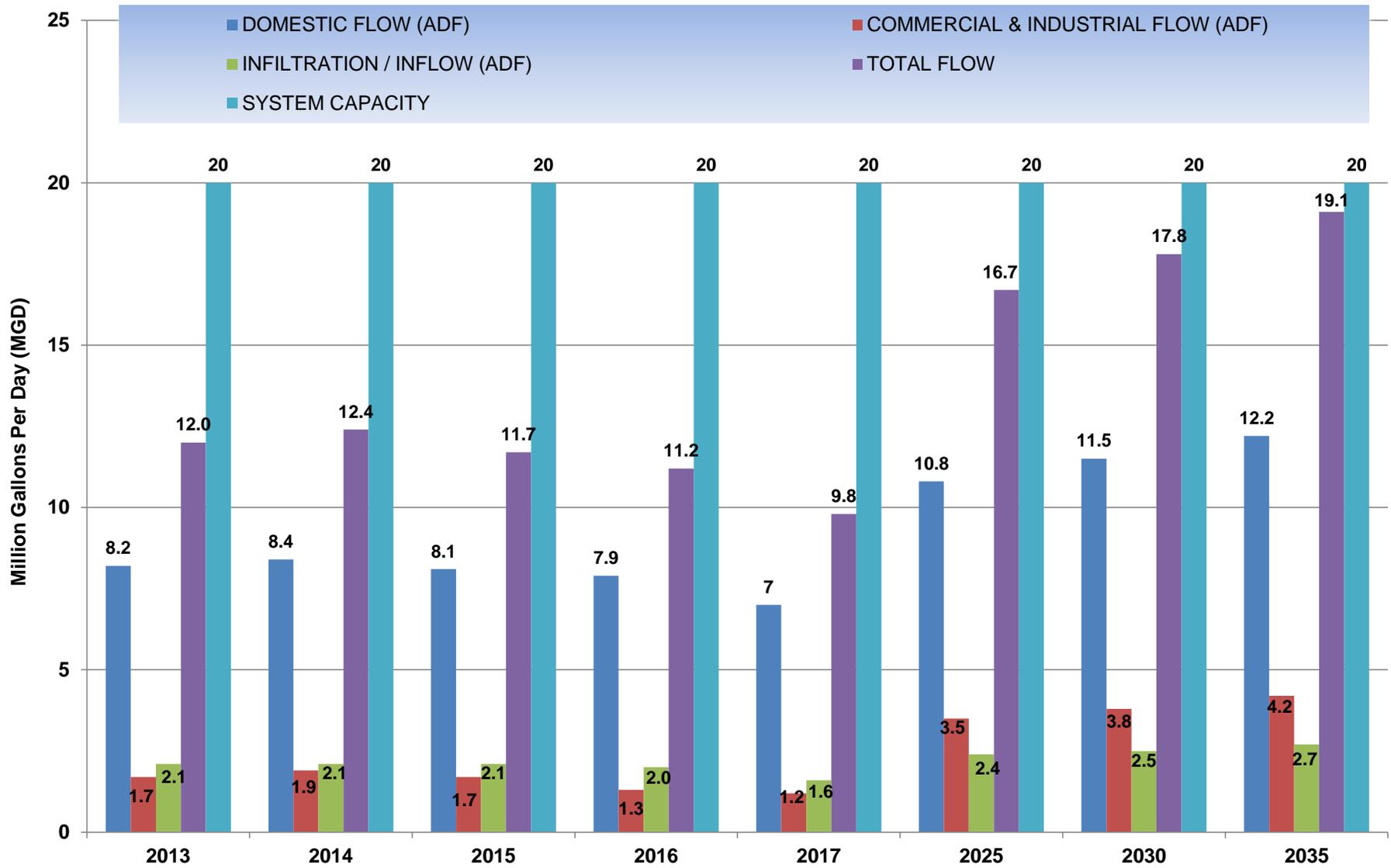
Source: 2017 Adequate Public Facilities Report, Dept. of Public Works, Division of Water and Sewer

Table 19C
Harford County Water Production Projections: 2013 - 2035 (in Million Gallons Per Day (MGD))



Source: 2017 Harford County Adequate Public Facilities Report, Dept. of Public Works, Water and Sewer Division.

**Table 20C
Harford County Present and Projected Sewerage Demands and Planned Capacities in Million Gallons Per Day (MGD): 2013 - 2035**



Source: 2017 Harford County Adequate Public Facilities Report, Dept. of Public Works, Water and Sewer Division.

Table 21C

2017 EXISTING WATER & SEWER CAPITAL PROJECTS

The Capital Improvement Program establishes projects for expanding and improving water and sewer facilities. This list of 2017 Capital Projects includes the project status.

<u>PROJECT NO.</u>	<u>PROJECT NAME</u>	<u>PROJECT STATUS</u>
6440	Infiltration/Inflow	Preparing Rehabilitation Schedule
6506	Perryman Wellfield Improvements	Design /Study Scope Development Phase
6018	Water Model Update and System Evaluation	Scope Development Phase
6665	Phase 1 - Parallel Sewer	Project Complete
	Phase 2 - Pump Station # 47 Improvements	Project Complete
6687	Abingdon Road Water Main	Design Phase Completed
6692 A	Ph. 1 - Bush Creek Pump Station Improvements	Ph. 1 - Construction Complete
	Ph. 2 - Bush Creek Force Main and Interceptor	Ph. 2 – Construction Complete
	Ph. 3 – Bush Creek Force Main Rehabilitation	Ph. 3 – Under Construction
6703	Bynum Run Parallel Phase 6 & 7	Phase 7 Construction Complete Phase 6 Design is a future year project
6707	Infiltration / Inflow in Bynum Run Drainage Area	Scope Development Phase
6712	Edgewood Interceptor Parallel	Design Phase
6019	Sod Run Biosolids Facility Enhancements	50% Design Complete
6113	Sod Run Ultraviolet Disinfection System	Preliminary Design Phase
6021	Fallston Area Sewer System Improvements	Preliminary Design Phase
6057	Brentwood Park P.S. Upgrade	Preliminary Design Phase
FY19 New Project	Route 40 Water Main Replacement	Study And Design Scope development Phase
6730	Bill Bass Pump Station Force Main Parallel / Replacement	Preliminary Design Complete
6737	Towne Center Drive Pump Station	50% Design Complete
6709	Magnolia Water Booster Station Improvements - Hydro-Pneumatic Tank Replacement	100% Design Complete

APPENDIX D

Table 22D
Signalized Intersection Capacity Analyses
Level Of Service And Delay In Seconds: 2014 - 2017

Intersection	Peak Hour Level Of Service (LOS) Rating					
	A	B	C	D	E	F
Maryland Route 24 @ I-95 Northbound On/Off Ramp	2014					
	2016					
Maryland Route 24 @ I-95 Southbound Off Ramp	2014					
	2016					
Maryland Route 7 and U.S. Route 40*	2014					
	2016					
Maryland Route 924 and Moores Mill Road	2014					
	2016					
Maryland Route 24 and Trimble Road	2014					
	2016					
Maryland Route 152 and U.S. Route 1	2014					
	2016					
Maryland Route 24 and U.S. Route 1	2014					
	2016					
Maryland Route 152 and Trimble Road	2014					
	2016					
Maryland Route 24 and Jarrettsville Road	2014					
	2016					
Maryland Route 152 and Hanson Road	2014					
	2016					
Maryland Route 152 and Singer Road	2014					
	2016					
Maryland 22 and Thomas Run Road/Schucks Road	2014					
	2016					
Maryland 715 and Old Philadelphia Road	2014					
	2016					
Maryland Route 22 and Brier Hill Road	2015					
	2017					
Maryland Route 22 and Maryland Route 136	2015					
	2017					
Maryland Route 24 and Bel Air South Parkway	2015					
	2017					
Maryland Route 24 and Forest Valley Drive	2015					
	2017					
Maryland Route 24 and Plumtree Road	2015					
	2017					
Maryland Route 24 and Ring Factory Road	2015					
	2017					
MD 924 @ MD 24 North Bound Ramp	2015					
	2017					
Tollgate Rd @ MD 24 Southbound Ramp	2015					
	2017					
Maryland Route 543 and U.S. Route 1	2015					
	2017					
Maryland Route 543 and Maryland Route 22	2015					
	2017					
Maryland Route 924 and Abingdon Road **	2015					
	2017					

General Definition of Level Of Service Ratings

LOS A – free flow of traffic with no restriction of significant delay.
LOS B – stable flow of traffic with very little restriction or delay.
LOS C – stable flow of traffic with low to moderate restriction or delay.
LOS D – approaching unstable flow of traffic with moderate to heavy restriction and delay.
LOS E – unstable flow of traffic with significant restriction and delay.
LOS F – forced flow or cases of "grid lock". The flow rate drops significantly.

* SHA improvement at this intersection

** Improvement funded by developer at this intersection

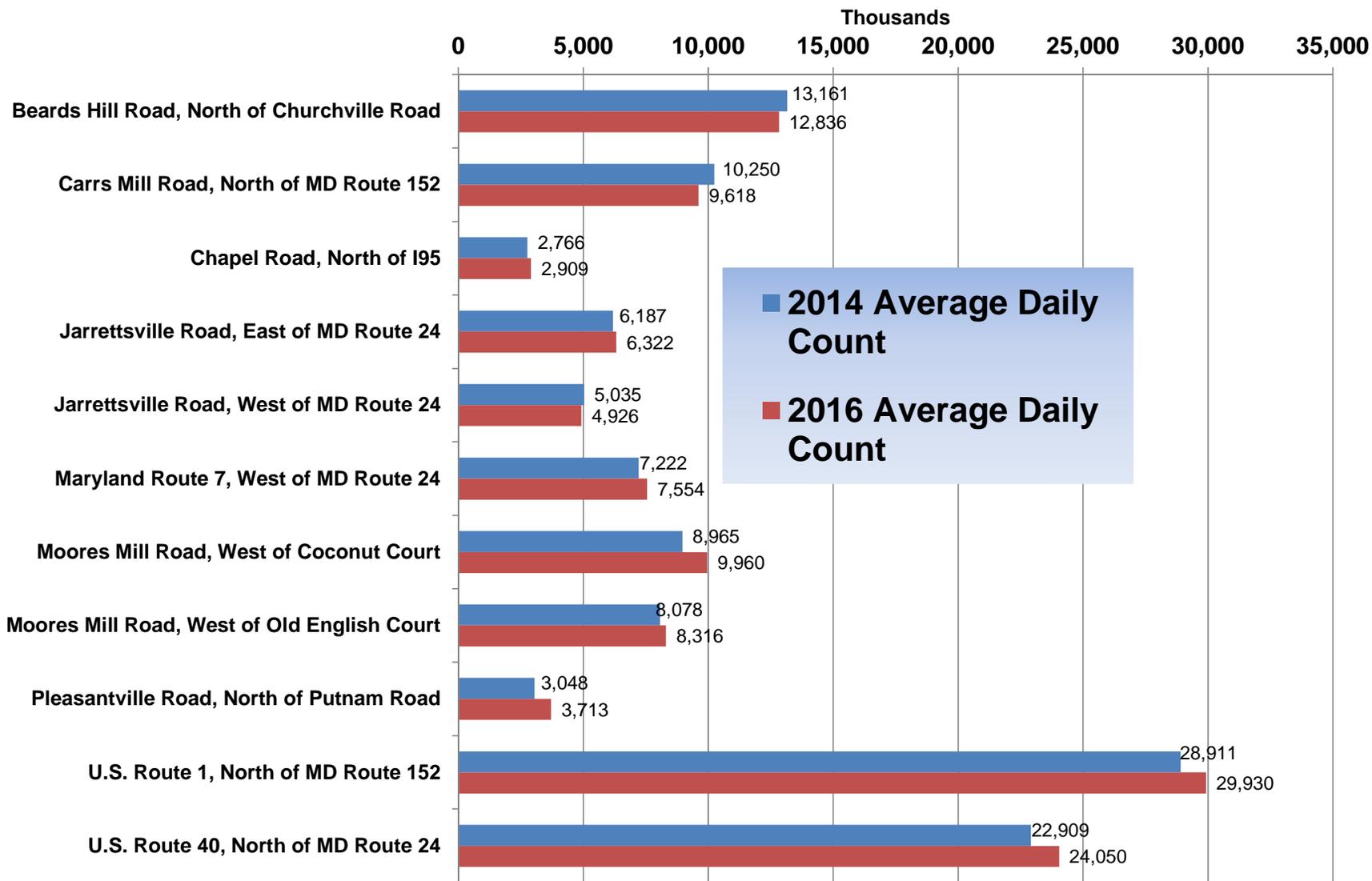
Table 23D
Unsignalized Intersection Capacity Analyses
Level Of Service And Delay In Seconds: 2014 - 2017

Intersection	Peak Hour Level Of Service (LOS) Rating					
	A	B	C	D	E	F
Business US 1 and Henderson Road	2014					
	2016					
Maryland 147 and Connolly Road *	2014					
	2016					
Maryland 23 and Grafton Shop Road **	2014					
	2016					
Tollgate Road and MacPhail Road	2014					
	2016					
US 1 and Reckord Road*	2014					
	2016					
Maryland 7 and Brass Mill Road ***	2014					
	2016					
Woodsdale Road and Box Hill Corporate Center Drive	2014					
	2016					
Maryland Route 7 and Maryland Route 159	2015					
	2017					
Maryland Route 7 and Joppa Farm Road	2015					
	2018					
Maryland Route 159 and Spesutia Road	2015					
	2017					
Maryland 155 and Earlton Road	2015					
	2017					
Maryland 543 and Henderson Road	2015					
	2017					
Tollgate Road and Ring Factory Road	2013					
	2015					
Maryland 22 and Aldino-Stepney Road *	2015					
	2017					
Macphail and Ring Factory Road	2015					
	2017					

General Definition of Level Of Service Ratings
LOS A – free flow of traffic with no restriction of significant delay.
LOS B – stable flow of traffic with very little restriction or delay.
LOS C – stable flow of traffic with low to moderate restriction or delay.
LOS D – approaching unstable flow of traffic with moderate to heavy restriction and delay.
LOS E – unstable flow of traffic with significant restriction and delay.
LOS F – forced flow or cases of “grid lock”. The flow rate drops significantly.

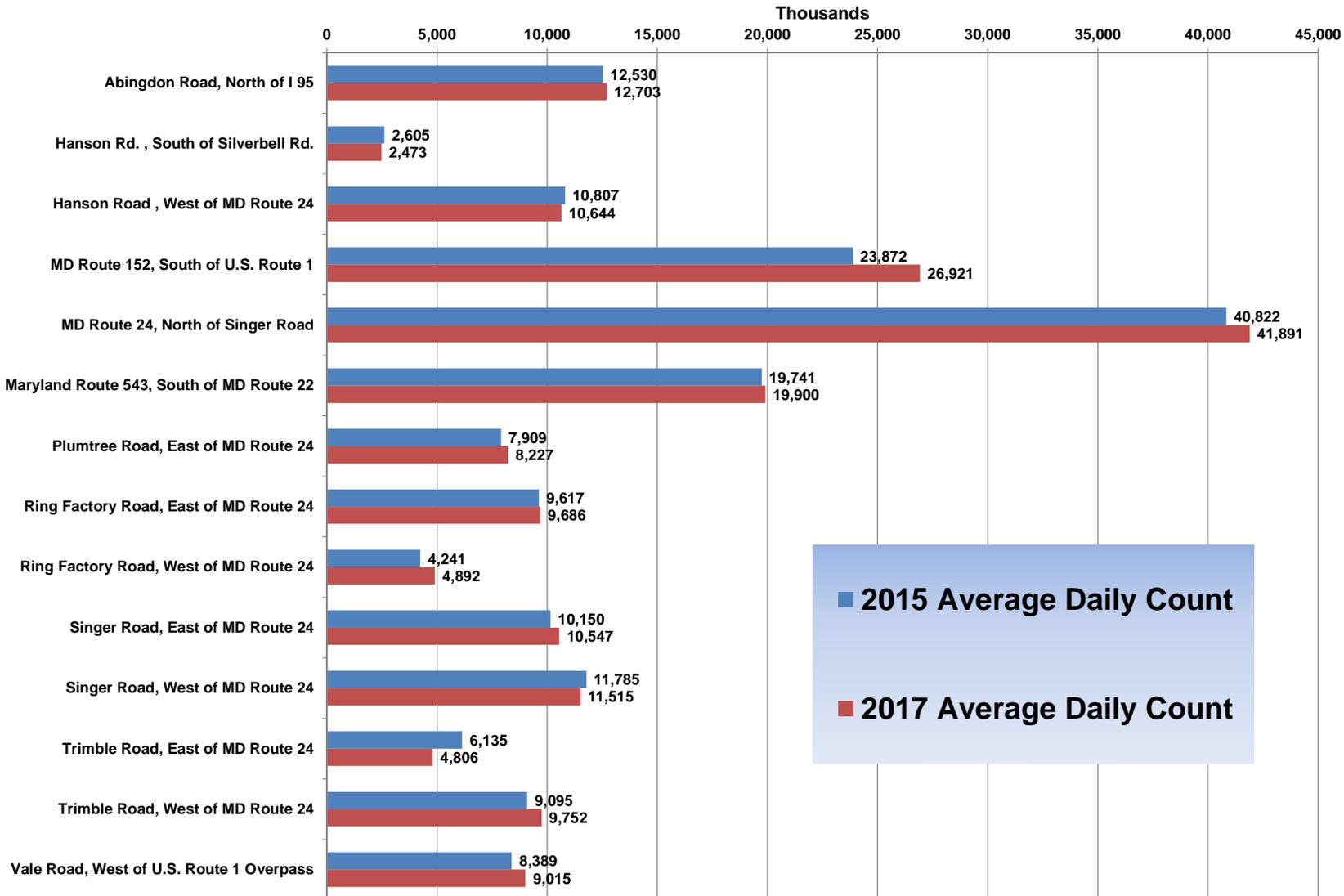
* Improvements completed in 2017.
 ** State Highway Administration funded improvement.
 *** Improvement funded by developer
 Source: Harford County Dept. of Planning and Zoning, May 2018.

**Table 24D.2
48 Hour Average Weekday Daily Traffic Volume: 2014 and 2016**



Source: Harford County Dept. of Planning and Zoning, May, 2018.

**Table 24D.1
48 Hour Average Weekday Daily Traffic Volume: 2015 and 2017**



Source: Harford County Dept. of Planning and Zoning, May, 2018.

Table 25D
List of Approved County Capital Projects Funded for Construction in Fiscal Year 2018

Project Name	Project Type
Chapel Road Improvements	Upgrade
Tollgate/Plumtree Roundabout	Completed
Water Tower Way and Granary Road	Intersection Improvement
Road Reconstruction and Rehabilitation*	Reconstruct and rehabilitate
Bridge Rehabilitation	Repairs
Bridge and Road Scours	Repairs
Abingdon Road Bridge #169 over CSX	Replacement
Carrs Mill Road Bridge #216	Replacement
Green Road Bridges #119 & #122	Replacement
New Park Road Bridge #125	Replacement
Robinson Mill Road Bridge #154	Replacement
Snake Lane Bridge #31	Replacement
Roadways Resurfacing*	Resurfacing
Intersection Improvements*	Safety/Capacity Improvements
Moores Mill Road – US 1 Business to MD 924 (Phase 3)	Upgrade
Tollgate Road West Ring Factory Road to Plumtree Road	Upgrade

*Note: These are ongoing county-wide project activities that include repairs, upgrades, and resurfacing of roads and bridges selected each spring dependent upon severity of roadway problems and cost for repairs.

Table 26D
List of State Consolidated Transportation Program Funded for Construction in Fiscal Year 2018

Project Name	Project Type
MD 22, Aberdeen Thruway at Old Post Road	Construction Complete
MD 22, Aberdeen Thruway at Beard's Hill Road	Construction Underway
MD 22, Aberdeen Thruway at Paradise Road	Construction Underway
US 40 at MD 7 / MD 159 in Aberdeen (Phase2)	Construction Underway
MD 755; Willoughby Beach Road to MARC Station	Pedestrian Safety and Drainage Improvements
MD 22; Prospect Mill Road to MD 136	Resurfacing
MD 7; MD 24 to Abingdon Road	Safety/Resurfacing
MD 23; At Grafton Shop Road Intersection	Safety
MD 147: At Connolly Road	Widen and resurface
MD 623; Franklin Church Road to Glen Cove Road	Drainage Improvements

Source: Harford County Dept. of Planning and Zoning, May 2018.

APPENDIX E

FIGURE 1E

Approved Subdivision Plans

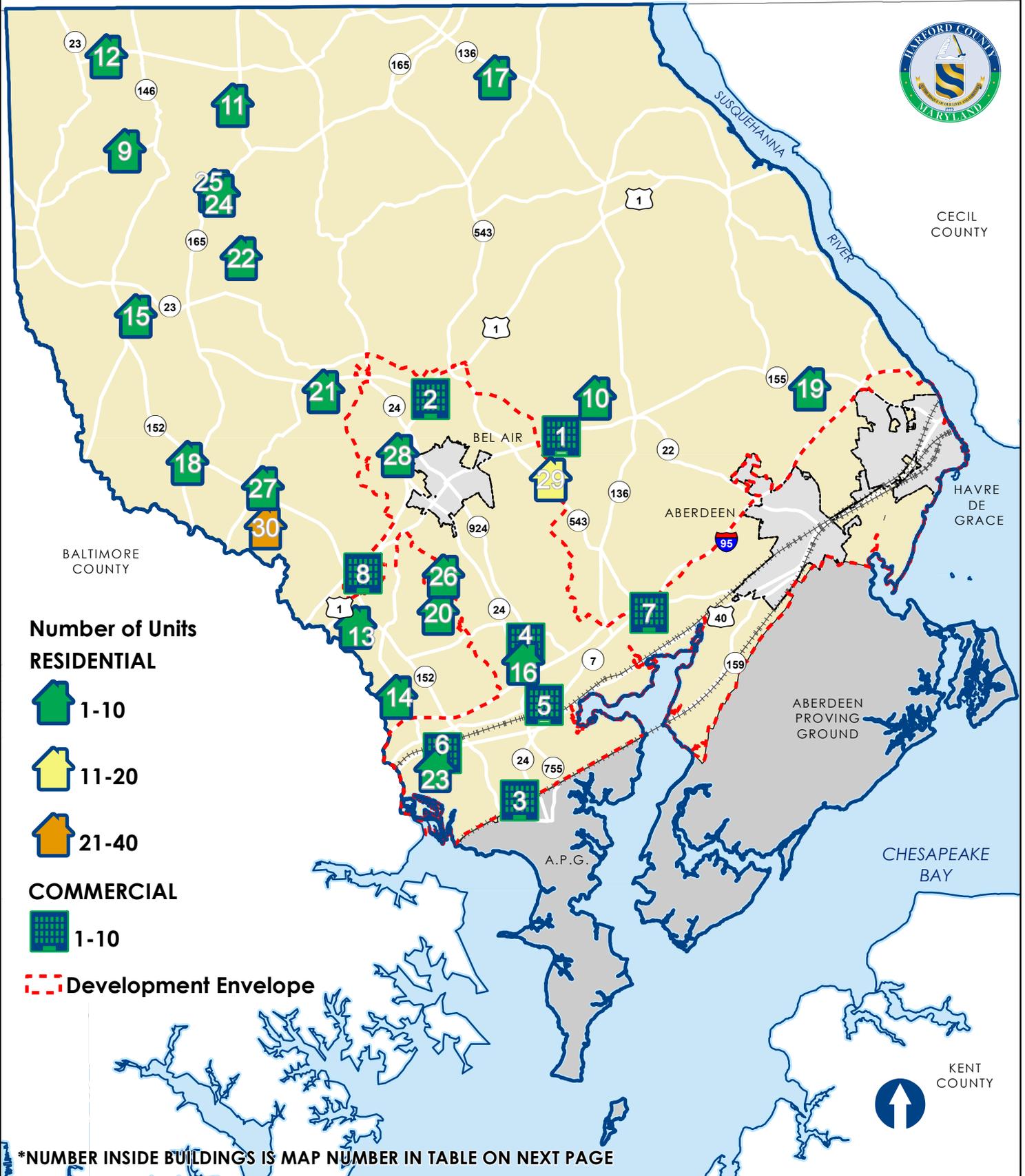


Table 27E

HARFORD COUNTY APPROVED SUBDIVISION PLANS: 2017											
MAP #	PLAN NAME	ACREAGE	LOT ACREAGE	TOTAL UNITS	SF UNITS	TH UNITS	APT UNITS	CONDO UNITS	TYPE OF USE	PFA	ZONING
1	2011 E. CHURCHVILLE ROAD	25.91	25.91	0	0	0	0	0	NON RESIDENTIAL	NO	AG & B2
2	HICKORY COMMERCIAL II	5.34	5.34	0	0	0	0	0	NON RESIDENTIAL	YES	B3
3	TRIMBLE ROAD BUSINESS PARK - LOTS 4 & 5	175.08	48.73	0	0	0	0	0	NON RESIDENTIAL	YES	GI
4	BOX HILL SOUTH COMMERCIAL (LOTS 1,3 & 4)	7.22	7.22	0	0	0	0	0	NON RESIDENTIAL	YES	B3
5	ROYAL FARM STORE #77	8.12	8.12	0	0	0	0	0	NON RESIDENTIAL	YES	CI & GI
6	FERGUSON WATERWORKS (FORMERLY LDS OF S.GRIFFITH DAVIS TRACT)	10.34	10.34	0	0	0	0	0	NON RESIDENTIAL	YES	B3
7	BELCAMP COMMERCIAL (FORMERLY RIVERSIDE EAST)	7.61	7.61	0	0	0	0	0	NON RESIDENTIAL	YES	B3
8	WEST GROVE (REV LOTS 2-7)	5.15	5.15	0	0	0	0	0	NONRESIDENTIAL	YES	B3
9	DIXON, CLIFFORD REGINALD ET AL	2.00	2.00	1	1	0	0	0	RESIDENTIAL	NO	AG
10	HARLAN'S GLANCE SEC 3 LOT 11	2.00	2.00	1	1	0	0	0	RESIDENTIAL	NO	AG
11	LINKOUS, LANDS OF	1.63	1.63	1	1	0	0	0	RESIDENTIAL	NO	AG
12	OWENS PROPERTY- LOTS 1 & 3	10.39	3.43	1	1	0	0	0	RESIDENTIAL	NO	AG
13	PLEASANT HILLS (LOT 80)	1.50	1.50	1	1	0	0	0	RESIDENTIAL	NO	RR
14	SHANNON HEATH - LOT 8	3.86	3.86	1	1	0	0	0	RESIDENTIAL	NO	AG
15	SWIFT, LANDS OF	12.25	12.25	1	1	0	0	0	RESIDENTIAL	NO	AG
16	ANDERSON, LD OF S.H. - LOT 2A	0.45	0.45	1	1	0	0	0	RESIDENTIAL	YES	R4
17	1439 HEAPS ROAD LOTS 1 & 2	2.43	1.40	2	1	0	0	0	RESIDENTIAL	NO	AG
18	ADDIE ESTATES (LOTS 13&14)	31.65	31.65	2	2	0	0	0	RESIDENTIAL	NO	AG/VR
19	BENEDICT, LDS OF	21.66	21.66	2	2	0	0	0	RESIDENTIAL	NO	AG
20	NUSSLE, LANDS OF et. al.	38.65	9.21	2	2	0	0	0	RESIDENTIAL	NO	AG
21	WARFIELD, LANDS OF - LOTS 2,3 & 4	13.57	13.57	3	3	0	0	0	RESIDENTIAL	NO	AG
22	WHITE, LDS OF THE ESTATE OF MARY B. WHITE	8.75	8.75	3	3	0	0	0	RESIDENTIAL	NO	AG
23	SILVER COAST CORP, LD OF	2.40	2.40	3	3	0	0	0	RESIDENTIAL	YES	R2
24	SMITHSON'S ADDITION TO MIDSUMMER HILL	8.55	8.55	4	4	0	0	0	RESIDENTIAL	NO	AG
25	SMITHSON'S ADDITION TO MIDSUMMER HILL - SECTION TWO	48.29	48.29	4	4	0	0	0	RESIDENTIAL	NO	AG
26	WOODVIEW - LOTS 1-5	27.99	27.99	5	5	0	0	0	RESIDENTIAL	YES	AG
27	HESS FARM	16.95	16.95	7	7	0	0	0	RESIDENTIAL	NO	RR
28	LOCUST VIEW	2.79	2.79	9	9	0	0	0	RESIDENTIAL	YES	R2
29	ROBERTS CROSSING	13.57	13.57	16	16	0	0	0	RESIDENTIAL	YES	R2/NRD
30	BROOKSIDE ESTATES	51.78	51.78	25	25	0	0	0	RESIDENTIAL	NO	RR
TOTAL		568	404	95	94	0	0	0			

KEY: 1 - 10 Units 11 - 20 Units 21 - 40 Units Nonresidential

APPENDIX F

Table 28 F

Harford County 2017 Comprehensive Zoning Issues

Issue	Current Zoning	Requested Zoning	Acreage of Parcel	Acreage to Rezone	Planning and Zoning Recommendation	Planning Advisory Board	County Council	Zoning Change	County Issue	Notes
A-001	R1	B3	1.92	1.92	No Change	No Change	B2	YES		
A-002	B2/R3	B2	4.12	2.66	B2	B2	B2	YES		
A-003	RO	B2	0.62	0.62	No Change	No Change	No Change	NO		
A-004	RO	B2	1.52	1.52	No Change	No Change	No Change	NO		
A-005	R2	CI	3.84	3.84	CI	CI	CI	YES		
A-006	R1	R3	111.39	111.39	No Change	No Change	No Change	NO		
A-007	R1	R3	-	-	No Change	No Change	No Change	NO		
A-008	R1	R3	-	-	No Change	No Change	No Change	NO		
A-009	R1	R3	-	-	No Change	No Change	No Change	NO		
A-010	R1	R3	-	-	No Change	No Change	No Change	NO		
A-011	R1	R3	-	-	No Change	No Change	No Change	NO		
A-012	R1	R3	-	-	No Change	No Change	No Change	NO		
A-013	R1	R3	-	-	No Change	No Change	No Change	NO		
A-014	R1	R3	-	-	No Change	No Change	No Change	NO		
A-015	R1	R3	-	-	No Change	No Change	No Change	NO		
A-016	R1	R3	-	-	No Change	No Change	No Change	NO		
A-017	R1	R3	-	-	No Change	No Change	No Change	NO		
A-018	B2	B3	2.39	2.39	B3	B3	B3	YES		
A-019	B2	B3	8.18	8.18	B3	B3	B3	YES		
A-020	GI	CI	2.0	2.0	CI	CI	CI	YES		
A-021	B2/R3	--	1.635	0.18	B2	B2	B2	YES	YES	
A-022	R2/GI	--	1.11	0.53	GI	GI	GI	YES	YES	
B-001	AG	RO	1.34	1.34	No Change	No Change	RO	YES		
B-002	B1/AG	B1	2.96	2.05	B1	B1	B1	YES		
B-004										
2 Parcels	AG	B3	1.87	1.87	B3	B3	B3	YES		
B-005	B2	B3	13.77	13.77	B3	B3	B3	YES		
B-006	B1/RR	B1/RR	47.03	5.49	No Change	No Change	B1/RR	YES		approx. 0.81 acres of RR rezoned to B1
B-007	R1	CI	3.64	3.64	CI	CI	CI	YES		
B-008	B2/R2	B3	3.26	3.26	B3	B3	B3	YES		
B-009	B2	B3	1.11	1.11	B3	B3	B3	YES		
B-010	AG	B3	3.81	3.81	B3	B3	B3	YES		
B-011	B2/B3	B3	2.24	2.09	B3	B3	B3	YES		
B-012	AG/B3	R2	33.39	22.96	R2/B3	R2/B3	R2/B3	YES		approx. 22.96 acres AG rezoned to R2
B-013	B3/AG	B3	7.83	1.27	B3	B3	B3	YES		
B-014										
2 Parcels	AG/R2	R2	2.54	0.99	R2	R2	R2	YES		
B-015	B1	B2	0.56	0.56	No Change	No Change	No Change	NO		
B-016	R1	R3	1.12	1.12	R2	R2	R2	YES		
B-017	B1	B2	1.17	1.17	No Change	No Change	No Change	NO		
B-018	R1	R3	6.53	6.53	R2	R2	R2	YES		
B-019	R2/AG	CI	23.461	15.57	No Change	No Change	No Change	NO		
B-020	R1	CI	3.13	3.13	CI	CI	CI	YES		
B-021	R1	B2	1.76	1.76	No Change	No Change	No Change	NO		
B-023	AG	B3	2.41	2.41	CI	CI	CI	YES		

Table 28 F

Harford County 2017 Comprehensive Zoning Issues

Issue	Current Zoning	Requested Zoning	Acreage of Parcel	Acreage to Rezone	Planning and Zoning Recommendation	Planning Advisory Board	County Council	Zoning Change	County Issue	Notes
B-024	R1/CI	CI	1.22	0.03	CI	CI	CI	YES		
B-025	R1	CI	1.2	1.2	CI	CI	CI	YES		
B-026	R2	--	0.832	0.832	B3	B3	B3	YES	YES	
C-001	R2	CI	0.52	0.52	CI	CI	CI	YES		
C-002	AG	R2	3.18	3.18	No Change	No Change	R2	YES		
C-003	RO	B2	0.51	0.51	B2	B2	B2	YES		
C-004	GI	CI	1.14	1.14	CI	CI	CI	YES		
C-005 2 Parcels	B1/AG	B1/AG	3.38	1.26	No Change	No Change	B1/AG	YES		approx. 0.89 acres of AG rezoned to B1; approx. 0.37 acres of AG rezoned to B1
C-006	R1	RO	6.22	2.09	R1/RO	R1/RO	R1/RO	YES		approx. 2.09 acres of R1 rezoned to RO
C-009	B1	B3	0.83	0.83	B2	B2	B2	YES		
C-010	B1	B3	0.96	0.96	B2	B2	B2	YES		
C-011	B1	B3	0.53	0.53	B2	B2	B2	YES		
C-012	R2	B3	0.43	0.43	B2	B2	B2	YES		
C-013	R2	B3	0.43	0.43	B2	B2	B2	YES		
C-014	R2	B3	0.67	0.67	B2	B2	B2	YES		
C-015	R2	R4	1.14	1.14	R4	R4	R4	YES		
C-016	RR	AG	7.49	7.49	AG	AG	AG	YES		
C-017	RO/B2	--	1.45	0.47	B2	B2	B2	YES	YES	
C-018	GI	--	0.63	0.63	CI	CI	CI	YES	YES	
D-001	RR	B3	22.98	1.1	R1	R1	R1	YES		
D-002	RR	R2	22.98	21.88	R1	R1	R1	YES		
D-003	B3/AG	B3	0.748	0.1	B3	B3	B3	YES		
D-004	B3/AG	B3/AG	2.07	0.3	B3/AG	B3/AG	B3/AG	YES		approx. 0.3 acres of AG rezoned to B3
D-005	B3/AG	B3	0.86	0.43	B3	B3	B3	YES		
D-006	VB	B2	1.55	1.55	No Change	No Change	No Change	NO		
D-007	RR	B3	12.18	12.18	R1	R1	R1	YES		
D-008	GI/B2	B2	21.303	10.086	VB/B2/GI	VB/B2/GI	VB/B2/GI	YES		approx. 0.4 acres of GI rezoned to B2, and approx. 9.686 acres of GI rezoned to VB
D-009	AG	CI	3.0	3.0	No Change	No Change	No Change	NO		
D-010	GI	B3	2.62	2.62	B3	B3	B3	YES		
D-011	GI	B3	1.3	1.3	B3	B3	B3	YES		
D-012	R2	RO	0.68	0.68	RO	RO	RO	YES		
D-013	R2	RO	1.63	1.63	RO	RO	RO	YES		
D-014	AG/B3	B3	2.89	0.79	B3	B3	B3	YES		
D-015	AG	B3	7.86	7.86	No Change	No Change	No Change	NO		
D-016	RR	AG	8.84	8.84	AG	AG	AG	YES		
D-017 2 Parcels	RR	AG	14.13	14.13	AG	AG	AG	YES		
D-018	CI	B3	1.77	1.77	B3	B3	B3	YES		
D-019	CI	B3	0.18	0.18	B3	B3	B3	YES		
D-020 2 Parcels	CI	B3	0.93	0.93	B3	B3	B3	YES		
D-021	CI	B3	1.06	1.06	B3	B3	B3	YES		
D-022	CI	B3	0.61	0.61	B3	B3	B3	YES		

Table 28 F

Harford County 2017 Comprehensive Zoning Issues

Issue	Current Zoning	Requested Zoning	Acreage of Parcel	Acreage to Rezone	Planning and Zoning Recommendation	Planning Advisory Board	County Council	Zoning Change	County Issue	Notes
D-023 6 Parcels	CI	B3	8.48	8.48	B3	B3	B3	YES		
E-001	AG	B3	0.25	0.25	No Change	MO	B1	YES		
E-002	AG	B3	0.36	0.36	No Change	MO	B1	YES		
E-003 2 Parcels	AG	B3	0.91	0.91	No Change	MO	B1	YES		
E-004	AG	B3	0.36	0.36	No Change	MO	B1	YES		
E-005	AG	B3	0.37	0.37	No Change	MO	B1	YES		
E-006	AG	B3	5.82	5.25	No Change	MO	B1	YES		
E-007	B2	B3	8.9	8.9	No Change	No Change	No Change	NO		
E-008	R1	R2	15.8	15.8	R2	R2	R2	YES		
E-009	B2/AG	B3/AG	25.91	2.5	No Change	No Change	No Change	NO		
E-010	VB/AG	VB	3.4	1.0	VB	VB	VB	YES		
E-011	RR	CI	4.6	4.6	No Change	No Change	No Change	NO		
F-001 2 Parcels	R4	GI	88.01	88.01	CI/GI	No Action Taken	CI/GI	YES		approx. 1.24 acres of R4 rezoned to CI; approx. 86.76 acres of R4 rezoned to GI
F-002	R4	B3	2.05	2.05	No Change	No Change	CI	YES		
F-003	R1/AG	R1	121.34	121.34	No Change	No Change	No Change	NO		
F-004	R2	B2	5.41	5.41	R2/B2 (2.42ac B2)	R2/B2	B2	YES		
F-005	R1	R2	115.48	115.48	No Change	No Change	No Change	NO		Lots 26-44 & Lots 47-52
F-006	R1	R2	-	-	No Change	No Change	No Change	NO		Lots 53-77
F-007	R1	R2	-	-	No Change	No Change	No Change	NO		Lots 78-102
F-008	R1	R2	-	-	No Change	No Change	No Change	NO		Lots 103-127
F-009	R1	R2	-	-	No Change	No Change	No Change	NO		Lots 128-136 & Open Space
F-010	R1	R2	-	-	No Change	No Change	No Change	NO		Lots 1-25
F-011	AG	R2	1.2	1.2	R1	R1	R1	YES		Open Space
F-012 2 Parcels	AG	R2	20.09	20.09	R1	R1	R1	YES		Open Space
F-013 3 Parcels	AG	GI	6.74	6.74	GI	GI	GI	YES		Recorded unbuild SF subdivision
F-014 5 Parcels	R3	CI	5.03	5.03	CI	CI	CI	YES		
F-015	R3	CI	5	5	CI	CI	CI	YES		
F-016	R1	LI	7.81	7.81	LI	LI	LI	YES		
F-017	R1	LI	6.16	6.16	LI	LI	LI	YES		
F-018	GI/B1	GI/LI	28.623	5.5	GI/LI	GI/LI	GI/LI	YES		
F-019	R3	CI	2.25	2.25	CI	CI	CI	YES		
F-020	GI/R3	CI	19.08	19.08	CI	CI	CI	YES		

