



2009 Annual Growth Report



Harford County Government Department of Planning and Zoning

David R. Craig
Harford County Executive
Preserving Harford's Past; Promoting Harford's Future

Lorraine Costello
Director of Administration

C. Pete Gutwald
Director of Planning and Zoning
This document is available in alternative format upon request.

The 2009 Annual Growth Report

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EXECUTIVE SUMMARY

In accordance with the Harford County Adequate Public Facilities provisions (Section 267-126) of the Harford County Code, the Harford County Annual Growth Report must be updated annually to identify any facilities that are 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, and Road Intersections, and it addresses the requirements of the Smart Green and Growing legislative package adopted by the Maryland General Assembly in 2009.

This legislation requires local jurisdictions to provide an annual report on development activities and planning programs to ensure that these activities are being completed in a manner consistent with the visions established by the legislation. Every other year, beginning in July 2010, local jurisdictions are also required to report on their Adequate Public Facilities ordinances and how these ordinances are influencing growth within the designated Priority Funding Areas.

Harford County Development Activity:

During calendar year 2009 Harford County approved 69 subdivisions; 54 of which were residential. The residential subdivisions resulted in the creation of 660 lots, of which 526 were located within the County's designated growth areas. This is consistent with the Land Use Element Plan's goal of directing 80% of all new growth to the Development Envelope.

There were a total of 1,702 building permits issued by Harford County in 2009, of which 463 were for new residential structures. The municipalities of Aberdeen, Bel Air, and Havre de Grace issued 131 new residential permits collectively. Approximately 84% of the new construction residential permits were issued for projects within the designated growth areas.

Another planning activity undertaken by the County during 2009 was the Comprehensive Zoning Review. As a result of this process, the County Council approved the rezoning of 1,506 acres (Bill 09-23 As Amended). In addition, the Natural Resources Element Plan (includes Water Resources Element) was approved, and work was undertaken on the update of the Transportation Element Plan and Historic Preservation Element Plan.

Harford County Public Schools:

Effective July 1, 2010 the adopted adequacy standards for the Public School system are:

Elementary Schools - 110 percent of rated capacity within 3 years.

Secondary Schools - 110 percent of rated capacity within 3 years.

Based on these standards, preliminary plans for major subdivisions (subdivisions of greater than five lots) cannot be approved in elementary and secondary school districts where the full-time enrollment currently exceeds, or is projected to exceed, 110 percent of the

capacity within three years. Currently, 30 of 32 elementary schools and all 17 middle and high schools meet adequacy standards. The following schools listed below do not meet the adequacy standards established.

Elementary Schools	Year	Actual / Projected Students	Utilization Rate
Emmorton	2009/2010	704	128%
Prospect Mill	2009/2010	911.5	134%

Beginning July 1, 2010, major subdivision plans within these attendance areas will not be approved but will be reviewed and placed on a waiting list until capacity is available.

There are several capital projects that are planned for completion over the next two years. The Deerfield Elementary School Replacement and the Edgewood High School Replacement have planned opening dates of August 2010. The State rated capacities of the replacement schools are 771 and 1,741, respectively. The Red Pump Elementary School is currently under construction with a planned opening date of August 2011.

Based on recent changes to the Adequate Public Facilities ordinance as per Bill No. 09-33 As Amended, a proposed major subdivision plan may be approved if the following conditions exist:

- The capital budget contains a capital project sufficient to reduce enrollment at the school that serves the site to 110% or less of the State rated capacity.
- Actual construction of the capital project has begun.
- The capital project is scheduled to be completed and operational within 2 years.

In addition to the above conditions, information must be provided by the Harford County Board of Education demonstrating that the enrollment of the school serving the site will be 110% or less of the State rated capacity. In the event that the Board of Education fails to provide this information, the Department of Planning shall review the adjacent school attendance areas, as provided in the most recent Annual Growth Report, to determine whether the capital project would provide adequate capacity to allow the Board of Education to reduce enrollment at the school serving the site to 110% or less of the State rated capacity.

Red Pump Elementary School is currently under construction with a planned opening date of August 2011. An analysis of the three adjacent attendance areas that exceed 110% utilization; Forest Lakes, Hickory, and Youth's Benefit Elementary Schools yields a combined projected enrollment of 2,497 for 2012. The combined capacity of these three schools and Red Pump Elementary will be 2,756, for a combined utilization rate of 90.6%.

Based on an analysis of the total available capacity as compared to the projected total enrollment, it is anticipated that the utilization rate of Red Pump Elementary and the three adjacent schools: Forest Lakes, Hickory, and Youth's Benefit will fall under the 110% utilization as required by the Adequate Public Facilities ordinance.

Capacity Analysis for Schools Adjacent to Red Pump Elementary:			
Elementary School	Projected Students	State rated Capacity	Utilization
Forest Lakes	690	548	136%
Hickory	746	622	120%
Youth's Benefit	1,061	890	119%
Red Pump	Not available	696	Not available
Total	2,497	2,756	90.6%

Harford County Water and Sewerage System:

Based on the Adequate Public Facilities Ordinance and the Harford County Water and Sewer Design Guidelines, preliminary plan approvals, public works utility agreements, and building permits in areas served by public water and sewer systems can be approved only where adequate capacity exists in the water and wastewater treatment facilities and in distribution and collection lines serving the area.

The County water system's average daily usage in 2009 was 11.5 MGD (Million Gallons Per Day), with a peak day demand of 15.1 MGD. The County also has contracts with the municipalities totaling 2.89 MGD; for a total maximum daily demand of 17.9 MGD. The total maximum daily water treatment capacity is approximately 20.4 MGD.

The total average sewage flows, system capacity, and average reserve for the four service areas within Harford County are listed below.

Harford County 2009 Sewerage Capacity by Service Area in Million Gallons Per Day (MGD)			
Service Area	Total Flow	System Capacity	Average Reserve
Harford County-Sod Run	12.5	20.0	7.5
Joppatowne	0.69	0.95	0.26
Spring Meadows	0.01	0.01	0.00
Whiteford-Cardiff	0.03	0.12	0.09

The determination of water or sewerage capacity in a specific area of the County can be found in the "Water and Sewer 2009 Adequate Public Facilities Report" with appropriate guidance from the Department of Public Works. A determination of adequacy is made prior to preliminary plan approval, site plan approval, public works utility agreement execution, and building permit approval.

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 analysis. The anticipated growth within the County is accommodated through a combination of developer funded projects and the County Capital Improvement Program.

Currently, there is an estimated 1.7 MGD of water capacity available in the Abingdon Water Treatment Plant service area. Funding, right-of-way acquisition, and construction plans have been completed for the expansion of the Abingdon Water Treatment Plant, with construction anticipated to be completed by the end of 2011.

The sewerage system is evaluated to accommodate expected peak flows through collectors, interceptors, pump stations, force mains, and wastewater treatment plants. Should a 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.

Harford County Road System:

To determine existing service levels at intersections and the impact of additional traffic, a Traffic Impact Analysis (TIA) must be submitted for developments that generate 249 trips per day at the time of preliminary/site plan review. Proposed development located within the Chesapeake Science and Security Corridor will not be required to submit a Traffic Impact Analysis unless the proposed use will generate 1,500 trips per day at the time of preliminary/site plan review.

The adequacy standards for road intersections within the study area are based on the property's location within or outside the Development Envelope and are defined as follows:

Inside the Development Envelopment: Level of Service (LOS) D.

If existing LOS is E or F at an intersection within the Development Envelope, then the developer must mitigate the development's new trips.

Outside the Development Envelope: Level of Service (LOS) C.

If the existing LOS is D or lower, then the developer must mitigate the development's new trips.

A developer is required to provide improvements at intersections within the study area where trips generated by the development lower the LOS below the adopted standards. These improvements must bring the LOS to the adopted standard. If the TIA determines that the existing level of service does not meet the adopted standards, then the subdivider must mitigate the impact of the trips generated from the development site. The study area is defined for areas within and outside the development envelope as:

Inside the Development Envelope: The TIA study area shall include all the existing County and State roads from point of entrance of site to the second intersection of an arterial roadway or higher functional classification road, in all

directions. 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 from point of entrance to first intersection of a major collector or higher functional classification road, in all directions.

The determination of existing and projected Levels of Service is calculated in the Traffic Impact Analysis, which is performed by the developer and reviewed by the Departments of Planning and Zoning and Public Works.

In addition to the review of individual Traffic Impact Analyses, the Departments of Planning and Zoning and Public Works have studied a number of major roads and intersections to identify existing conditions. This list of roads represents a cross section of key intersections located inside, outside, and on the fringes of the Development Envelope.

There are six signalized intersections and nine unsignalized intersections with one or more movements operating at a LOS E (or D outside 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. The following intersections contain one or more movements that operate at an unacceptable LOS:

1. Maryland 24 / Maryland 924 / Tollgate Road
2. Maryland 24 and US 1
3. Maryland 152 and US 1
4. Maryland 152 and Singer Road
5. Maryland 22 and Thomas Run Road / Schucks Road
6. Maryland 24 and Bel Air South Parkway
7. Interstate 95 and Maryland 24 Ramp
8. Maryland 147 and Connolly Road
9. Maryland 23 and Grafton Shop Road
10. Tollgate Road and MacPhail Road
11. US 1 and Milton Avenue
12. US 1 and Reckord Road
13. Maryland 7 and Brass Mill Road
14. Maryland 155 and Earlton Road
15. Maryland 22 and Aldino-Stepney Road

Developments that impact these intersections will be required to mitigate their impacts to the intersection. The Interstate 95/MD 24 Improvement Project is currently under construction and is anticipated to improve the LOS at the Maryland 24/Maryland 924/Tollgate Road intersection and the Interstate 95 and Maryland 24 Ramp.

INTRODUCTION

In 2009 the Maryland General Assembly enacted the Smart, Green, and Growing legislative package. This legislation was designed to protect Maryland's environment and natural resources and to promote sustainable growth. As a result of Senate Bill 280 and House Bill 295, Harford County is required to submit an annual report to the Maryland Department of Planning. 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 Smart, Green, and Growing goals and visions. The aforementioned bills require that reporting be based on designated Priority Funding Areas (See Appendix A)

Starting in July 2010, Harford County will also be required to submit a report to the Maryland Department of Planning on its Adequate Public Facilities Ordinances (APFOs) and any development restrictions within Priority Funding Areas that are the result of these ordinances. This report must be submitted by July 1st and then every two years thereafter. As a result of these regulations Harford County's Annual Growth Report as been expanded to include the Smart, Green, and Growing requirements.

The 2009 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 - Water and Sewer and Engineering Divisions and the Board of Education. 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

Population Projection Methodology

Yearly estimates of population and households in Harford County for the Annual Growth Report are determined from the 2000 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. The population projections for the five other jurisdictions in the Baltimore Region are based on an interpolation of the Baltimore Metropolitan Council's Round 7C population forecast.

The population/household projections are compared to the Residential Vacant Land Inventory and reallocated based on the availability of residential capacity. 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. There are 9,067 planned units remaining as of December 31, 2009.

The 2000 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 of each building permit for each year. This provides the needed information on growth trends by facility service area.

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 that has occurred during the previous year. Tables 1- 5 address the requirements specified in §267-126 A. (2).

Harford County Development Activity

As required by §3.09 of Article 66B, enacted by Senate Bill 280 and House Bill 295 (2009), Harford County is also required to prepare an annual report on development activity and planning programs as a means of ensuring consistency with the State's Smart, Green, and Growing goals and visions. The Bills require that reporting be based on designated Priority Funding Areas.

Table 1
Harford County - Baltimore Region
Residential Permit Activity
2005 - 2009

Jurisdiction	2005	2006	2007	2008	2009	Total	Percentage of Baltimore Region
Harford County	2,112	1,001	788	511	594	5,006	14.3%
Anne Arundel County	3,014	1,465	1,851	988	1,180	8,498	24.2%
Baltimore City	1,262	1,081	449	1,144	438	4,374	12.5%
Baltimore County	1,990	2,223	1,143	1,529	1,021	7,906	22.6%
Carroll County	675	515	310	198	180	1,878	5.4%
Howard County	1,781	1,699	1,390	1,054	1,473	7,397	21.1%
Total	10,834	7,984	5,931	5,424	4,886	35,059	100.0%

Source: Baltimore Metropolitan Council, May 2010.

Note: Includes municipal permit activity.

Table 2
Harford County - Baltimore Region
Population and Household Projections
2009 - 2019

Jurisdiction	2009 Population	2009 Households	2014 Population	2014 Households	2019 Population	2019 Households
Harford County	246,320	92,260	256,760	97,360	266,560	102,560
Anne Arundel County	528,980	200,340	543,760	209,180	554,580	216,420
Baltimore City	657,340	264,380	671,820	274,600	681,860	281,100
Baltimore County	811,100	322,760	830,980	332,940	844,520	341,060
Carroll County	174,240	61,160	181,980	64,880	190,560	68,820
Howard County	282,880	106,040	296,160	115,660	309,520	124,020
Total	2,700,860	1,046,940	2,781,460	1,094,620	2,847,600	1,133,980

Source: Baltimore Metropolitan Council, May 2010.

Table 3
Harford County - Baltimore Region
Employment Projections
2009 - 2019

Jurisdiction	2009 Employment	2014 Employment	2019 Employment
Harford County	126,240	139,780	149,420
Anne Arundel County	334,880	358,280	381,100
Baltimore City	449,100	459,580	469,380
Baltimore County	506,760	525,860	541,600
Carroll County	82,700	86,300	88,000
Howard County	191,680	210,680	227,620
Total	1,691,360	1,780,480	1,857,120

Source: Baltimore Metropolitan Council, May 2010.

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

Permit Type	2005		2006		2007		2008		2009	
	Number of Permits	Square Footage	Number of Permits	Square Footage	Number of Permits	Square Footage	Number of Permits	Square Footage	Number of Permits	Square Footage
Commercial	33	691,534	21	237,953	23	219,660	22	436,289	18	376,243
Industrial	9	61,082	17	174,590	13	879,800	7	438,550	1	564
Institutional	22	313,231	33	342,869	23	42,186	20	497,894	10	151,389
Utilities	2	0	2	0	1	0	8	65,064	2	4,856
Other	1	8,400	2	161,000	1	82,620	1	13,000	0	0
Total	67	1,074,247	75	916,412	61	1,224,266	58	1,450,797	31	533,052

Source: Baltimore Metropolitan Council, May 2010.

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

Permit Type	2005		2006		2007		2008		2009	
	Number of Permits	Square Footage								
Commercial	33	NA	31	NA	34	NA	35	NA	16	NA
Industrial	1	NA	1	NA	1	NA	5	NA	3	NA
Institutional	4	NA	11	NA	10	NA	20	NA	16	NA
Utilities	1	NA	0	NA	2	NA	1	NA	3	NA
Total	39	NA	43	NA	47	NA	61	NA	38	NA

NA: Data Not Available

Source: Baltimore Metropolitan Council, May 2010.

New Subdivisions

In 2009, Harford County approved 69 subdivisions, of which 54 were for residential plans and 15 were for non-residential plans. The residential subdivisions resulted in the creation of 660 lots involving approximately 453 acres (See Appendix A). While 16 of the subdivisions occurred within the County's designated Priority Funding Area, they yielded 526 lots or 80% of the new lots approved. This percentage is consistent with the 2004 Land Use Element Plan's intent of directing at least 80% of all new growth to designated growth areas. The data reflects no changes in development patterns.

The remaining 38 residential subdivisions, located outside of the designated growth area, created 134 lots. Of these, 69% were two lots or less (16 single lot subdivisions and 10 two lot subdivisions). For the non-residential plans 10 of the 15 were located within the Priority Funding Area. A map of all the approved subdivisions is provided in Appendix A.

New Building Permits Issued

A total of 1,702 building permits were issued by Harford County in 2009 of which 463 were for new residential structures. This is down from 1,816 in 2008. This number includes residential, non-residential, and accessory structure permits. The municipalities of Aberdeen, Bel Air, and Havre de Grace issued 131 new residential permits collectively. Approximately 84% of the 594 new residential permits were located within the County's designated growth area. A total of 77 non-residential permits were also issued. Of these, the largest number of permits issued were for office use (21) with 18 being for industrial, 12 for storage/warehousing and nine for institutional uses. The remaining non-residential permits were for a variety of commercial and industrial uses. The remaining 1,149 permits were issued for accessory structures such as sheds, swimming pools, garages and other miscellaneous uses. Harford County maintains a monthly data report for building permits.

Zoning Map Amendments

In 2009, the Department of Planning and Zoning undertook the review and evaluation of the Comprehensive Zoning applications that were received during the 60 day application period (October – December 2008). 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 2004 Harford County Land Use Element Plan. The potential impact of the proposed rezoning on the provision of adequate public facilities was also considered.

Of the 327 applications received, five were withdrawn by the applicants prior to legislation being proposed. In addition, the Department of Planning and Zoning identified seven issues that were added to the process, and the County Council added five issues. This resulted in 2,629.88 acres that were identified for potential zoning changes. A map of the properties considered for rezoning and detailed information on all the requests are provided in Appendix B. The comprehensive zoning map is also available on line at www.harfordcountymd.gov.

Final action by the Harford County Council through Bill 09-23, resulted in 1,506 acres being rezoned. The acreage and number of parcels rezoned are listed below by zoning classification.

COUNTY COUNCIL 2009 COMPREHENSIVE ZONING ACTIONS		
AG	Acreage	10.23
	Number of Parcels	3
B1	Acreage	7.84
	Number of Parcels	8
B2	Acreage	54.07
	Number of Parcels	20
B3	Acreage	154.67
	Number of Parcels	25
CI	Acreage	89.72
	Number of Parcels	20
GI	Acreage	45.93
	Number of Parcels	2
LI	Acreage	41.91
	Number of Parcels	7
MO	Acreage	0
	Number of Parcels	0
R1	Acreage	372.37
	Number of Parcels	17
R2	Acreage	194.02
	Number of Parcels	15
R3	Acreage	146.98
	Number of Parcels	113
R4	Acreage	90.55
	Number of Parcels	5
RO	Acreage	4.06
	Number of Parcels	6
RR	Acreage	260.13
	Number of Parcels	16
VB	Acreage	13.98
	Number of Parcels	7
VR	Acreage	19.54
	Number of Parcels	1

PLANNING DOCUMENT UPDATES

This section addresses State reporting requirements regarding Code amendments and new or updated comprehensive plans and plan elements. During 2009, Harford County enacted six amendments to its Development Regulations, which were completely revised in 2008. The County also completed required plan element updates and began work on other element plans. Details are provided below.

Zoning Code Amendments

Six bills were enacted in 2009 that resulted in changes to the County's Development Regulations. Five of these resulted in amendments to the Zoning Code, and the other amended the Subdivision Regulations. A list of the amendments is provided in Appendix C. Two of the bills (Bills 09-01 and 09-11) established new County Landmarks, and one bill (Bill 09-31) addressed "housekeeping" items identified as a result of the overall Zoning Code update in 2008. Bill 09-19 added regulations for wind energy systems while Bill 09-33 resulted in changes to the Adequate Public Facilities regulations for schools.

Comprehensive Plan and Element Plan Updates

In October 2009 the Harford County Council adopted Bill 09-24 (Natural Resources Element Plan) which included an update to the State mandated Sensitive Areas Plan and established the Water Resources Element Plan as required by House Bill 1141. The Water and Sewer Master Plan was updated in the spring and fall as required.

Work on the update of the Transportation Element Plan was completed and public presentations were given. Based on input received at these meetings, the revised plan was submitted to the County Council (Bill 09-46). The plan was introduced in December 2009, with the County Council public hearing on January 5, 2010. The plan became effective April 26, 2010.

An update of the Historic Preservation Element Plan was also undertaken in 2009. Public review and County Council action on the plan is scheduled for the summer of 2010.

ADEQUATE PUBLIC FACILITIES

The County's Annual Growth Report must be updated annually to identify any facilities that are 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, and Road Intersections.

This report also addresses State reporting requirements for Adequate Public Facilities Ordinances (APFO) including reporting requirements for roads, transportation facilities and schools as they relate to development patterns. Beginning July 1, 2010, local jurisdictions are required to submit an APFO report to the Maryland Department of Planning with future reports being due every two years thereafter. In the report, Harford County must identify any restrictions that occur within a Priority Funding Area as a result of APFO 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 the existing schools, the utilization of the schools, and future populations are analyzed. The data in this report regarding the public school system are aggregated by the elementary/middle/high school districts and include school enrollments, County-rated capacities for each school facility, utilization of each school facility, and three-year projected school enrollments (See Tables 6, 7, and 8). Modified school enrollment projections are included and take into account planned units remaining and projected units from vacant land zoned for residential purposes (See Tables 9 and 10). In addition, development information such as building permits issued by dwelling type (See Tables 11, 12, and 13) and population and household estimates (See Tables 14, 15, and 16) are included in this report. School maps and pupil yield factors by dwelling unit type are included in Appendix D and E, respectively.

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 the current school districts. Based on the Adequate Public Facilities provision of the County Code (Section 267-126), the levels of service standard for Public Schools are:

Elementary – 110 percent of rated capacity within 3 years

Secondary – 110 percent of rated capacity within 3 years

Elementary Schools

Under current law, preliminary plans for major subdivisions (subdivisions of greater than five lots) cannot be approved in elementary school districts where the full-time enrollment currently exceeds, or is projected to exceed, 110 percent of the capacity within three years. Currently, 30 of 32 elementary schools meet adequacy standards. The following schools listed below do not meet the adequacy standards established.

Elementary Schools	Year	Actual / Projected Students	Utilization Rate
Emmorton	2009/2010	704	128%
Prospect Mill	2009/2010	911.5	134%

Beginning July 1, 2010, major subdivision plans within these attendance areas will not be approved but will be reviewed and placed on a waiting list until capacity is available.

There are several capital projects that are planned for completion over the next two years. The Deerfield Elementary School Replacement and the Edgewood High School Replacement have planned opening dates of August 2010. The State rated capacities of the replacement schools will be 771 and 1,741, respectively. The Red Pump Elementary School is currently under construction with a planned opening date of August 2011. Based on recent changes to the Adequate Public Facilities ordinance as per Bill No. 09-33 As Amended, a proposed major subdivision plan may be approved if the following conditions exist:

- The capital budget contains a capital project sufficient to reduce enrollment at the school that serves the site to 110% or less of the State rated capacity.
- Actual construction of the capital project has begun.
- The capital project is scheduled to be completed and operational within 2 years.

In addition to the above conditions, information must be provided by the Harford County Board of Education demonstrating that the enrollment of the school serving the site will be 110% or less of the State rated capacity. In the event that the Board of Education fails to provide this information, the Department of Planning shall review the adjacent school attendance areas, as provided in the most recent Annual Growth Report, to determine whether the capital project would provide adequate capacity to allow the Board of Education to reduce enrollment at the school serving the site to 110% or less of the State rated capacity.

Red Pump Elementary School is currently under construction with a planned opening date of August 2011. An analysis of the three adjacent attendance areas that exceed 110% utilization (Forest Lakes, Hickory, and Youth’s Benefit Elementary Schools) yields a combined projected enrollment of 2,497 for 2012. The combined capacity of these three schools and Red Pump Elementary will be 2,756, for a combined utilization rate of 90.6%.

Based on an analysis of the total available capacity as compared to the projected total enrollment, it is anticipated that the utilization rate of Red Pump Elementary and the three adjacent schools (Forest Lakes, Hickory, and Youth's Benefit) will fall under the 110% utilization as required by the Adequate Public Facilities ordinance.

The Harford County Public Schools' Superintendent's Technical Advisory Committee (STAC) began formal meetings in November 2009 and will be formulating recommendations for establishing the new Red Pump Elementary School attendance area boundary. In addition, the STAC will study each of the existing elementary school attendance areas and will make recommendations to the Board of Education to modify all, or some of the elementary schools to balance the enrollment with the capacity at the elementary school level across the entire County. It is anticipated that final recommendations and a redistricting plan from the STAC will be forwarded to the Board of Education for approval by March 1, 2011.

Secondary Schools

Under current law, preliminary plans for major subdivisions (subdivisions of greater than five lots) cannot be approved in secondary school districts where the full-time enrollment currently exceeds, or is projected to exceed, 110 percent of the capacity within three years. Currently all 17 middle and high schools meet adequacy standards.

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:

1. Births in a given year which affect subsequent kindergarten and first grade enrollments.
2. Net migration of school age children.
3. Net transfer of children between public and private schools.
4. Non-promotion of children to the next grade level.
5. Dropouts in the later years of secondary school.
6. 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 2000 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.

In order to ensure accurate projections, development monitoring is a key activity because 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 factors are determined by researching the number of students from a particular community/subdivision who are actually attending their home school. By dividing the number of students accounted for by the number of dwelling units, a pupil generation factor is determined. It is important to note that different pupil yield factors are generated depending on housing type (single family, townhouse, apartment, etc.) and school level (elementary, middle, and high). Surveys of sample subdivisions to assess an accurate yield factor are completed on a regular basis. (See Appendix E)

Modified School Enrollment Methodology

Utilizing our regional cooperative forecast methodology, a projection of housing units was determined for each school district. It is imperative to note that these projections are constrained by Countywide estimates. The number and type of units were based on the existing zoning. Once 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.

Table 6
Harford County Elementary Schools
Utilization Chart
2009

Elementary School	State-Rated Capacity	Actual		Projected					
		2009 - 2010*		2010 - 2011		2011 - 2012		2012 - 2013	
		ENROLL	% UTIL.						
Abingdon	864	748	87%	750	87%	755	87%	759	88%
Bakerfield	455	438	96%	434	95%	429	94%	433	95%
Bel Air	500	489	98%	487	97%	483	97%	496	99%
Church Creek	789	754	96%	802	102%	814	103%	823	104%
Churchville	388	371	96%	347	89%	347	89%	359	93%
Darlington	192	123	64%	116	60%	121	63%	114	59%
Deerfield**	555	514	93%	492	64%	484	63%	497	64%
Dublin	295	229	78%	241	82%	242	82%	244	83%
Edgewood	511	388	76%	374	73%	367	72%	360	70%
Emmorton	549	704	128%	731	133%	744	136%	746	136%
Forest Hill	581	579	100%	578	99%	563	97%	552	95%
Forest Lakes***	548	682	124%	691	126%	676	123%	690	126%
Fountain Green	571	604	106%	604	106%	592	104%	591	104%
G. Lisby at Hillsdale	432	316	73%	319	74%	321	74%	325	75%
Hall's Cross Roads	632	415	66%	439	69%	459	73%	487	77%
Havre de Grace	574	396	69%	404	70%	407	71%	386	67%
Hickory***	622	687	110.5%	706	114%	716	115%	746	120%
Homestead/Wakefield	907	911	100%	944	104%	928	102%	952	105%
Jarrettsville	520	416	80%	435	84%	444	85%	458	88%
Joppatowne	653	528	81%	542	83%	572	88%	591	91%
Magnolia	499	526	105%	520	104%	519	104%	525	105%
Meadowvale	568	520	92%	502	88%	493	87%	501	88%
Norrisville	252	170	67%	168	67%	156	62%	153	61%
North Bend	535	384	72%	378	71%	382	71%	398	74%
North Harford	487	471	97%	477	98%	471	97%	485	100%
Prospect Mill	680	912	134%	904	133%	892	131%	894	131%
Ring Factory	549	513	93%	514	94%	510	93%	528	96%
Riverside	522	484	93%	463	89%	476	91%	489	94%
Roye-Williams	752	426	57%	409	54%	391	52%	382	51%
Wm. Paca / Old Post Rd.	940	964	103%	1,007	107%	1,007	107%	1,016	108%
Wm. S. James	476	462	97%	421	88%	436	92%	437	92%
Youth's Benefit***	890	1,041	117%	1,038	117%	1,038	117%	1,061	119%
TOTAL	18,288	17,161	94%	17,237	94%	17,235	94%	17,478	96%

* 2009/10 enrollment figures reflect half-day pre-kindergarten classes.

** Deerfield Elementary School Replacement will increase capacity to 771 in August, 2010.

*** Red Pump Elementary School is under construction with a scheduled opening date of August 2011, and is planned to alleviate overcrowding at Forest Lakes, Hickory, and Youth's Benefit Elementary Schools.

Table 7

**Harford County Middle Schools
Utilization Chart
2009**

Middle School	State-Rated Capacity	Actual		Projected					
		2009 - 2010		2010 - 2011		2011 - 2012		2012 - 2013	
		ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
Aberdeen	1,444	1,095	76%	1,070	74%	1,028	71%	1,047	73%
Bel Air	1,318	1,267	96%	1,267	96%	1,278	97%	1,265	96%
Edgewood	1,370	1,046	76%	993	72%	1,022	75%	1,018	74%
Fallston	1,105	892	81%	908	82%	988	89%	884	80%
Havre de Grace	775	584	75%	546	70%	551	71%	570	74%
Magnolia	1,073	795	74%	754	70%	739	69%	712	66%
North Harford	1,243	1,113	90%	1,078	87%	1,034	83%	1,013	81%
Patterson Mill	733	775	106%	769	105%	744	102%	707	96%
Southampton	1,540	1,256	82%	1,267	82%	1,277	83%	1,212	79%
Alternative Education/RAACS	50	7							
Total	10,651	8,830	83%	8,652	82%	8,661	82%	8,428	80%

Table 8

**Harford County High Schools
Utilization Chart
2009**

High School	State-Rated Capacity	Actual		Projected					
		2009 - 2010		2010 - 2011		2011 - 2012		2012 - 2013	
		ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL	ENROLL	%UTIL
Aberdeen	1,679	1,464	87%	1,382	82%	1,391	83%	1,296	77%
Bel Air	1,668	1,431	86%	1,581	95%	1,616	97%	1,633	98%
C. Milton Wright	1,678	1,591	95%	1,547	92%	1,489	89%	1,568	93%
Edgewood*	1,380	1,194	87%	1,171	67%	1,099	63%	1,016	58%
Fallston	1,529	1,209	79%	1,162	76%	1,167	76%	1,272	83%
Harford Technical	920	1,026	112%	1,022	111%	1,017	111%	1,007	109%
Havre de Grace	850	775	91%	780	92%	774	91%	750	88%
Joppatowne	1,126	952	85%	976	87%	931	83%	889	79%
North Harford	1,603	1,393	87%	1,384	86%	1,380	86%	1,327	83%
Patterson Mill	1,030	949	92%	917	89%	880	85%	840	82%
Alternative Education	200	69							
Total	13,663	12,053	88%	11,922	89%	11,744	87%	11,598	86%

* Edgewood High School Replacement will increase capacity to 1,741 in September 2010.

Source: Harford County Public Schools & Dept. of Planning and Zoning, November 2009.

Table 9
Harford County
Modified Elementary School Enrollment Projections

School District	2009	2010	2011	2012	2013	2014	2015	2016	2017
ABINGDON	748	750	755	759	739	757	763	762	765
modified	748	750	753	758	739	758	765	765	770
BAKERSFIELD	438	434	429	433	431	431	442	442	444
modified	438	434	452	476	495	516	552	576	603
BEL AIR	489	487	483	496	490	490	496	495	497
modified	489	487	488	504	501	504	513	515	520
CHURCH CREEK	754	802	814	823	844	843	847	843	845
modified	754	802	817	882	964	1,028	1,102	1,171	1,253
CHURCHVILLE	371	347	347	359	357	361	360	393	395
modified	371	347	375	392	395	403	407	448	455
DARLINGTON	123	116	121	114	114	111	113	124	124
modified	123	116	130	125	127	126	131	146	148
DEERFIELD	514	492	484	497	490	498	503	548	550
modified	514	492	509	526	521	533	542	593	598
DUBLIN	229	241	242	244	245	251	248	247	248
modified	229	241	232	236	239	246	245	246	249
EDGEWOOD	388	374	367	360	359	373	368	367	368
modified	388	374	382	376	376	391	387	387	389
EMMORTON	704	731	744	746	760	761	761	757	760
modified	704	731	734	753	785	805	824	839	862
FOREST HILL	579	578	563	552	565	551	565	565	568
modified	579	578	565	555	569	556	571	572	576
FOREST LAKES	682	691	676	690	691	706	722	718	721
modified	682	691	674	695	703	725	749	752	762
FOUNTAIN GREEN	604	604	592	591	586	593	610	609	612
modified	604	604	593	593	589	597	615	615	619
G. LISBY AT HILLSDALE	316	319	321	325	323	318	326	325	326
modified	316	319	321	328	329	327	338	340	344
HALLS CROSS ROADS	415	439	459	487	477	471	475	474	476
modified	415	439	436	464	457	453	458	459	463
HAVRE DE GRACE	396	404	407	386	378	388	384	381	383
modified	396	404	415	412	422	452	467	485	509
HICKORY	687	706	716	746	739	751	747	743	747
modified	687	706	711	755	763	791	803	815	835
HOMESTEAD/WAKEFIELD	911	944	928	952	945	954	951	946	951
modified	911	944	909	946	953	976	987	996	1,016
JARRETTSVILLE	416	435	444	458	443	448	447	445	447
modified	416	435	429	448	438	448	452	455	462
JOPPATOWNE	528	542	572	591	581	592	599	598	601
modified	528	542	562	585	580	596	608	612	621
MAGNOLIA	526	520	519	525	533	523	537	536	539
modified	526	520	532	545	561	558	580	586	597
MEADOWVALE	520	502	493	501	506	513	524	569	571
modified	520	502	518	534	546	561	581	638	648
NORRISVILLE	170	168	156	153	154	154	158	157	157
modified	170	168	161	161	165	169	176	178	182
NORTH BEND	384	378	382	398	406	400	413	411	412
modified	384	378	394	416	431	431	451	455	463
NORTH HARFORD	471	477	471	485	478	486	491	489	491
modified	471	477	472	492	493	508	520	526	535
PROSPECT MILL	912	604	892	894	894	890	905	901	906
modified	912	604	1,356	1,375	1,390	1,399	1,438	1,448	1,472
RING FACTORY	513	514	510	528	545	550	544	543	544
modified	513	514	509	527	544	549	543	542	543
RIVERSIDE	484	463	476	489	495	507	497	542	545
modified	484	463	503	522	533	551	546	601	609
ROYE-WILLIAMS	426	409	391	382	376	382	378	378	380
modified	426	409	409	402	398	406	404	406	411
WM PACA/OLD POST RD	964	1,007	1,007	1,016	1,002	1,018	1,041	1,037	1,042
modified	964	1,007	985	1,015	1,023	1,061	1,108	1,127	1,156
W.S. JAMES	462	421	436	437	446	449	449	488	489
modified	462	421	481	486	499	505	509	556	561
YOUTHS BENEFIT	1,041	1,038	1,038	1,061	1,058	1,077	1,091	1,084	1,089
modified	1,041	1,038	1,063	1,109	1,129	1,172	1,211	1,228	1,258
Total	17,161	16,937	17,235	17,478	17,450	17,597	17,755	17,917	17,993
Total - modified	17,161	16,937	17,870	18,391	18,656	19,104	19,584	20,080	20,492

Table 10
Harford County
Modified Secondary School Enrollment Projections

Middle School

School District	2009	2010	2011	2012	2013	2014	2015	2016	2017
Aberdeen	1,095	1,070	1,028	1,047	1,059	1,074	1,091	1,104	1,098
modified	1,095	1,095	1,086	1,139	1,187	1,239	1,295	1,348	1,380
Bel Air	1,267	1,267	1,278	1,265	1,293	1,269	1,307	1,335	1,349
modified	1,267	1,267	1,292	1,293	1,336	1,326	1,379	1,424	1,453
Edgewood	1,046	993	1,022	1,018	1,054	986	980	923	965
modified	1,046	1,046	1,099	1,119	1,181	1,132	1,150	1,111	1,186
Fallston	892	908	988	884	904	872	898	902	930
modified	892	892	980	888	917	896	932	947	986
Havre de Grace	584	546	551	570	610	598	569	511	523
modified	584	584	605	642	703	707	691	641	674
Magnolia	795	754	739	712	732	757	779	757	771
modified	795	795	788	768	798	833	866	851	876
North Harford	1,113	1,078	1,034	1,013	1,021	1,009	1,019	1,042	1,040
modified	1,113	1,113	1,083	1,076	1,099	1,101	1,127	1,168	1,181
Patterson Mill	775	769	744	707	687	693	727	733	744
modified	775	775	757	727	714	727	770	784	803
Southampton	1,256	1,267	1,277	1,212	1,209	1,190	1,193	1,179	1,185
modified	1,256	1,256	1,277	1,223	1,231	1,223	1,238	1,235	1,253
Total	8,823	8,652	8,661	8,428	8,569	8,448	8,563	8,486	8,605
Total - modified	8,823	8,823	8,966	8,874	9,166	9,184	9,449	9,507	9,792

High School

School District	2009	2010	2011	2012	2013	2014	2015	2016	2017
Aberdeen	1,464	1,382	1,391	1,296	1,269	1,272	1,218	1,248	1,274
modified	1,464	1,464	1,515	1,457	1,471	1,520	1,504	1,588	1,670
Bel Air	1,431	1,581	1,616	1,633	1,597	1,636	1,594	1,624	1,643
modified	1,431	1,431	1,478	1,509	1,491	1,543	1,520	1,565	1,599
C. Milton Wright	1,591	1,547	1,489	1,568	1,528	1,533	1,497	1,485	1,467
modified	1,591	1,591	1,545	1,640	1,612	1,631	1,607	1,608	1,603
Edgewood	1,194	1,171	1,099	1,016	985	986	980	997	959
modified	1,194	1,194	1,149	1,091	1,087	1,117	1,140	1,189	1,176
Fallston	1,209	1,162	1,167	1,272	1,285	1,306	1,282	1,237	1,217
modified	1,209	1,209	1,227	1,349	1,375	1,410	1,397	1,362	1,353
Havre de Grace	775	780	774	750	704	705	733	738	752
modified	775	775	787	782	754	774	824	849	886
Joppatowne	952	976	931	889	849	806	806	810	823
modified	952	952	918	887	858	825	835	850	874
North Harford	1,393	1,384	1,380	1,327	1,269	1,255	1,184	1,196	1,210
modified	1,393	1,393	1,406	1,370	1,329	1,332	1,276	1,307	1,340
Patterson Mill	949	917	880	840	806	798	758	733	740
modified	949	949	920	888	862	864	831	813	831
Total	10,958	10,900	10,727	10,591	10,292	10,297	10,052	10,068	10,085
Total - modified	10,958	10,958	10,945	10,973	10,839	11,015	10,933	11,131	11,332

Table 11
Harford County Residential Building Permit Activity
by Elementary School District
2005 - 2009

SCHOOL	2005					2006					2007					2008					2009					
	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	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	
Bakerfield	9	4	0	0	13	2	0	0	1	3	2	0	12	0	14	2	2	0	0	0	4	3	0	0	0	3
Bel Air	8	14	96	0	118	5	6	12	0	23	1	8	0	0	9	1	19	0	0	0	20	1	47	0	0	48
Church Creek	17	151	0	0	168	3	27	12	0	42	0	126	12	0	138	1	79	14	0	94	2	62	0	0	64	
Churchville	19	0	0	1	20	11	0	0	0	11	10	0	0	0	10	7	0	0	0	7	5	0	0	0	5	
Darlington	31	0	0	2	33	2	0	0	1	3	3	0	0	0	3	3	0	0	1	4	2	0	0	0	2	
Deerfield	3	0	0	0	3	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1	1	0	0	0	1	
Dublin	18	0	0	2	20	9	0	0	0	9	7	0	0	0	7	7	0	0	0	7	2	0	0	2	4	
Edgewood	17	58	0	0	75	0	24	0	0	24	0	24	0	0	24	0	4	0	0	4	0	4	0	0	4	
Emmorton	34	92	80	0	206	26	57	16	0	99	7	50	0	0	57	13	6	28	0	47	3	30	0	0	33	
Forest Hill	14	4	0	0	18	11	8	0	0	19	1	0	0	0	1	0	12	0	0	12	0	0	0	0	0	
Forest Lakes	29	0	0	0	29	20	0	0	0	20	17	0	0	0	17	8	0	0	0	8	13	0	0	0	13	
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	5	0	0	0	5	6	0	0	0	6	4	0	0	0	4	9	0	0	0	9	2	0	0	0	2	
Hall's Cross Roads	41	92	0	0	133	3	14	0	0	17	1	19	0	0	20	1	17	0	0	18	1	0	0	0	1	
Havre de Grace	140	150	20	0	310	95	103	48	0	246	24	42	32	0	98	23	25	0	0	48	55	40	0	0	95	
Hickory	54	23	48	0	125	36	0	0	0	36	6	0	0	1	7	2	0	0	0	2	3	0	0	0	3	
Homestead/Wakefield	46	8	0	0	54	26	42	40	0	108	19	44	0	0	63	15	36	0	0	51	18	24	28	0	70	
Jarrettsville	24	0	0	1	25	44	0	0	2	46	14	0	0	1	15	12	0	0	0	12	9	0	0	0	9	
Joppatowne	27	0	0	0	27	24	0	0	0	24	3	0	0	0	3	9	0	0	0	9	3	0	0	0	3	
Magnolia	1	0	0	0	1	0	0	0	0	0	5	28	0	0	33	3	16	0	0	19	0	0	0	0	0	
Meadowvale	5	69	0	0	74	7	0	0	0	7	2	11	0	0	13	1	0	0	0	1	2	0	0	0	2	
Norrisville	22	0	0	2	24	17	0	0	1	18	4	0	0	0	4	2	0	0	1	3	2	0	0	0	2	
North Bend	32	0	0	1	33	16	0	0	2	18	12	0	0	0	12	6	0	0	0	6	9	0	0	0	9	
North Harford	46	0	0	0	46	19	0	0	0	19	19	0	0	0	19	13	0	0	3	16	12	0	0	1	13	
Prospect Mill	6	48	64	0	118	1	0	0	0	1	0	0	31	0	31	0	0	30	0	30	2	0	16	0	18	
Ring Factory	14	0	0	0	14	4	0	0	0	4	34	0	0	0	34	0	0	0	0	0	2	0	0	0	2	
Riverside	3	0	64	0	67	28	4	48	0	80	8	0	0	0	8	1	0	0	0	1	26	0	84	0	110	
Roye-Williams	19	0	0	0	19	0	29	28	0	57	0	23	24	0	47	0	19	0	0	19	0	0	0	0	0	
Wm. Paca/Old Post Rd	175	99	0	0	274	13	0	0	0	13	6	45	0	0	51	19	22	0	0	41	28	26	0	0	54	
Wm. S. James	3	0	0	2	5	5	15	0	0	20	4	15	0	0	19	1	6	0	0	7	0	3	0	0	3	
Youth's Benefit	55	0	0	0	55	28	0	0	0	28	22	0	0	0	22	10	0	0	1	11	21	0	0	0	21	
TOTAL	917	812	372	11	2,112	461	329	204	7	1,001	240	435	111	2	788	170	263	72	6	511	227	236	128	3	594	

Note: Permit totals include municipal permits and are revised to reflect cancelled permits.

Source: Harford County Dept. of Planning & Zoning, May 2010

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

Table 12
Harford County Residential Building Permit Activity
by Middle School District
2005 - 2009

SCHOOL	2005					2006					2007					2008					2009				
	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	93	247	0	0	340	16	70	40	1	127	7	168	48	0	223	14	117	14	0	145	8	62	0	0	70
Bel Air	77	96	224	0	397	60	98	28	0	186	10	84	0	0	94	14	45	28	0	87	11	87	28	0	126
Edgewood	196	157	0	0	353	15	24	0	0	39	15	69	0	0	84	21	26	0	0	47	30	30	0	0	60
Fallston	96	0	64	0	160	89	0	48	0	137	55	7	0	0	62	27	12	0	1	40	38	14	0	0	52
Havre de Grace	185	219	20	2	426	110	103	48	1	262	30	53	32	0	115	26	25	0	1	52	60	40	0	0	100
Magnolia	29	0	0	0	29	40	4	0	0	44	9	28	0	0	37	13	16	0	0	29	28	0	84	0	112
North Harford	145	4	0	6	155	87	8	0	5	100	48	0	0	1	49	32	12	0	4	48	30	0	0	3	33
Patterson Mill	70	18	0	2	90	34	22	40	0	96	53	26	0	0	79	15	10	0	0	25	15	3	0	0	18
Southampton	26	71	64	1	162	10	0	0	0	10	13	0	31	1	45	8	0	30	0	38	7	0	16	0	23
TOTAL	917	812	372	11	2,112	461	329	204	7	1,001	240	435	111	2	788	170	263	72	6	511	227	236	128	3	594

Note: Permit totals include municipal permits and are revised to reflect cancelled permits.

Source: Harford County Dept. of Planning & Zoning, May 2010

KEY:

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

Table 13

**Harford County Residential Building Permit Activity
by High School District
2005-2009**

SCHOOL	2005					2006					2007					2008					2009				
	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	93	247	0	0	340	16	70	40	1	127	7	168	48	0	223	14	117	14	0	145	8	62	0	0	70
Bel Air	77	96	224	0	397	60	98	28	0	186	10	84	0	0	94	14	45	28	0	87	11	87	28	0	126
C.M. Wright	26	71	64	1	162	10	0	0	0	10	13	0	31	1	45	8	0	30	0	38	7	0	16	0	23
Edgewood	196	157	0	0	353	15	24	0	0	39	15	69	0	0	84	21	26	0	0	47	30	30	0	0	60
Fallston	96	0	64	0	160	89	0	48	0	137	55	7	0	0	62	27	12	0	1	40	38	14	0	0	52
Havre de Grace	185	219	20	2	426	110	103	48	1	262	30	53	32	0	115	26	25	0	1	52	60	40	0	0	100
Joppatowne	29	0	0	0	29	40	4	0	0	44	9	28	0	0	37	13	16	0	0	29	28	0	84	0	112
North Harford	145	4	0	6	155	87	8	0	5	100	48	0	0	1	49	32	12	0	4	48	30	0	0	3	33
Patterson Mill	70	18	0	2	90	34	22	40	0	96	53	26	0	0	79	15	10	0	0	25	15	3	0	0	18
TOTAL	917	812	372	11	2,112	461	329	204	7	1,001	240	435	111	2	788	170	263	72	6	511	227	236	128	3	594

Note: Permit totals include municipal permits and are revised to reflect cancelled permits.

Source: Harford County Dept. of Planning & Zoning, May 2010

KEY:

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

Table 14
Harford County Population and Households
by Elementary School District*
2005 - 2009

SCHOOL	2005*		2006*		2007*		2008*		2009*	
	Households	Population								
Abingdon	4,133	11,086	4,133	11,057	4,133	11,034	4,134	11,005	4,134	10,981
Bakerfield	2,989	8,017	3,001	8,029	3,004	8,020	3,017	8,031	3,021	8,024
Bel Air	3,787	10,160	3,899	10,433	3,921	10,470	3,930	10,460	3,949	10,488
Church Creek	3,601	9,659	3,760	10,060	3,800	10,146	3,931	10,464	4,020	10,679
Churchville	2,129	5,711	2,148	5,747	2,159	5,763	2,168	5,771	2,175	5,776
Darlington	1,040	2,790	1,071	2,866	1,074	2,868	1,077	2,867	1,081	2,871
Deerfield	2,549	6,838	2,552	6,828	2,552	6,814	2,555	6,801	2,556	6,789
Dublin	1,335	3,581	1,355	3,625	1,363	3,638	1,369	3,645	1,376	3,654
Edgewood	1,391	3,731	1,462	3,912	1,485	3,965	1,508	4,013	1,512	4,015
Emmorton	2,881	7,729	3,078	8,235	3,172	8,469	3,226	8,587	3,271	8,687
Forest Hill	2,267	6,080	2,284	6,110	2,306	6,156	2,307	6,140	2,318	6,157
Forest Lakes	3,262	8,750	3,288	8,798	3,309	8,836	3,325	8,852	3,333	8,853
Fountain Green	2,601	6,979	2,601	6,960	2,601	6,946	2,601	6,925	2,601	6,910
G. Lisby at Hillsdale	1,896	5,086	1,958	5,238	1,964	5,243	1,967	5,237	1,976	5,248
Hall's Cross Roads	1,959	5,256	2,085	5,580	2,102	5,612	2,121	5,645	2,138	5,678
Havre de Grace	3,151	8,454	3,460	9,257	3,730	9,963	3,823	10,175	3,868	10,275
Hickory	2,603	6,982	2,720	7,276	2,754	7,353	2,760	7,348	2,762	7,337
Homestead/Wakefield	5,274	14,150	5,326	14,249	5,428	14,494	5,488	14,608	5,536	14,705
Jarrettsville	2,329	6,247	2,353	6,294	2,396	6,398	2,410	6,416	2,422	6,433
Joppatowne	3,518	9,437	3,544	9,481	3,567	9,523	3,569	9,501	3,578	9,503
Magnolia	1,550	4,159	1,551	4,151	1,551	4,142	1,583	4,213	1,601	4,252
Meadowvale	2,582	6,926	2,652	7,096	2,659	7,099	2,671	7,110	2,672	7,097
Norrisville	921	2,470	943	2,524	961	2,565	964	2,567	967	2,569
North Bend	2,341	6,281	2,373	6,349	2,390	6,381	2,401	6,392	2,407	6,393
North Harford	2,432	6,525	2,476	6,625	2,494	6,660	2,512	6,687	2,527	6,713
Prospect Mill	3,976	10,666	4,089	10,941	4,094	10,931	4,123	10,976	4,152	11,028
Ring Factory	2,363	6,338	2,376	6,357	2,380	6,354	2,412	6,420	2,412	6,407
Riverside	2,818	7,559	2,881	7,709	2,957	7,897	2,965	7,892	2,966	7,878
Roye-Williams	1,589	4,264	1,550	4,148	1,604	4,284	1,649	4,389	1,667	4,428
Wm. Paca/Old Post Rd	5,569	14,940	5,830	15,598	5,844	15,604	5,884	15,664	5,923	15,733
Wm. S. James	1,902	5,103	1,907	5,102	1,926	5,143	1,944	5,175	1,951	5,181
Youth's Benefit	5,671	15,212	5,723	15,312	5,752	15,357	5,773	15,365	5,783	15,360
TOTAL	88,410	237,165	90,430	241,950	91,430	244,130	92,170	245,340	92,655	246,100

* Note: Population / Household figures are as of April 1 each year.

Table 15
Harford County Population and Households
by Middle School District
2005 - 2009

SCHOOL	2005*		2006*		2007*		2008*		2009*	
	Households	Population								
Aberdeen	12,494	33,515	12,817	34,292	12,938	34,545	13,150	35,001	13,287	35,292
Bel Air	10,604	28,446	10,985	29,391	11,162	29,804	11,251	29,949	11,334	30,104
Edgewood	14,335	38,454	14,671	39,251	14,710	39,276	14,781	39,346	14,825	39,377
Fallston	8,515	22,843	8,667	23,187	8,800	23,496	8,858	23,579	8,896	23,630
Havre de Grace	7,060	18,938	7,475	19,998	7,758	20,716	7,867	20,940	7,916	21,026
Magnolia	7,421	19,907	7,449	19,929	7,490	20,000	7,526	20,032	7,553	20,062
North Harford	9,571	25,673	9,719	26,002	9,818	26,214	9,864	26,256	9,910	26,321
Patterson Mill	5,936	15,923	6,022	16,111	6,113	16,322	6,188	16,471	6,212	16,498
Southampton	12,474	33,466	12,629	33,788	12,643	33,758	12,686	33,767	12,722	33,790
TOTAL	88,410	237,165	90,430	241,950	91,430	244,130	92,170	245,340	92,655	246,100

* Note: Population / Household figures are as of April 1 each year.

Table 16
Harford County Population and Households
by High School District
2005 - 2009

SCHOOL	2005*		2006*		2007*		2008*		2009*	
	Households	Population								
Aberdeen	12,494	33,515	12,817	34,292	12,938	34,545	13,150	35,001	13,287	35,292
Bel Air	10,604	28,446	10,985	29,391	11,162	29,804	11,251	29,949	11,334	30,104
C. Milton Wright	12,474	33,466	12,559	33,602	12,643	33,758	12,686	33,767	12,722	33,790
Edgewood	14,335	38,454	14,490	38,768	14,710	39,276	14,781	39,346	14,825	39,377
Fallston	8,515	22,843	8,851	23,680	8,800	23,496	8,858	23,579	8,896	23,630
Havre de Grace	7,060	18,938	7,221	19,320	7,758	20,716	7,867	20,940	7,916	21,026
Joppatowne	7,421	19,907	7,826	20,938	7,490	20,000	7,526	20,032	7,553	20,062
North Harford	9,571	25,673	9,598	25,680	9,818	26,214	9,864	26,256	9,910	26,321
Patterson Mill	5,936	15,923	6,084	16,278	6,113	16,322	6,188	16,471	6,212	16,498
TOTAL	88,410	237,165	90,430	241,950	91,430	244,130	92,170	245,340	92,655	246,100

* Note: Population / Household figures are as of April 1 each year.

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 essentially reflects the Development Envelope as defined in the 2004 Harford County Land Use Element Plan. Additional information is included in this report on water/sewage usage by dwelling type; for nonresidential 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 (See Tables 17-20). This information is extracted from the "2009 Water and Sewer Adequate Public Facilities Report," and is consistent with the County's Water Resources Element Plan.

Water and Sewer Facility Projection Methodology

Water:

The Harford County water service area is divided into four pressure zones because of 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. In 1997, the average daily water demand by customers served by the County's central system was approximately 9.6 MGD, with a corresponding maximum day demand of approximately 14.3 MGD. In 2009, the County's average day and maximum day demands were 11.5 MGD and 15.1MGD, respectively. The total maximum daily water treatment capacity is approximately 20.4 MGD.

In addition to the County demand, the County has contracts totaling 2.89 MGD. The combined customer and contracted maximum daily demand is 17.9 MGD. 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.

Currently, there is an estimated 1.7 MGD of water capacity available in the Abingdon Water Treatment Plant service area. Funding, right-of-way acquisition, and construction plans have been completed for the expansion of the Abingdon Water Treatment Plant, with construction anticipated to be completed by the end of 2011. The County's total maximum daily water treatment capacity will increase to 30.4 MGD upon completion of the Abingdon Water Treatment Plant expansion.

There are 12 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:

- 1) Maryland-American Water Co.
- 2) Adkins Retreat
- 3) Campus Hills Water Works Inc.
- 4) Clear View Mobile Home Park
- 5) Darlington
- 6) Darlington Mobile Home Park
- 7) Greenridge Utilities Inc.
- 8) Hart Heritage
- 9) Lakeside Vista
- 10) Queens Castle Mobile Home Park
- 11) Swan Harbor Mobile Home Park
- 12) Williams Mobile Home Park

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 "2009 Water and Sewer Adequate Public Facilities Report."

The average daily influent flow to the Sod Run WWTP in 2009 was approximately 12.5 MGD, exclusive of recycle flows and septage. The average daily influent flow to the Joppatowne WWTP in 2009 was approximately 0.69 MGD. The average daily influent flow for Spring Meadows in 2009 was 0.01 MGD. 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 2025. 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. 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 in order to encourage growth to remain within the growth corridor, maintain financial stability, and protect the environment.

Table 17

JANUARY - DECEMBER 2009 WATER CONSUMPTION & SEWAGE GENERATIONS

This table reflects the total number of water and sewer customers and the water consumption and sewage generations for residential and commercial/industrial users.

	2009
Total Number of Connections	41,802
WATER	
Total Number of Connections	39,425
Average Water Production	11.5 MGD
Maximum Day Water Production	15.1 MGD
Average Water Usage per Connection (gal/day)	292
Residential Unit Water Usage (gal/day)	155
Average Commercial/Industrial Water Usage (gal/day)	5,515
SEWAGE	
Total Number of Sewer Connections	39,952
Average Sewage Flows	13.1 MGD
Maximum Day Sewage Flows	26.3 MGD
Average Sewage per Connection (gal/day)	328
Residential Sewage Generation (gal/day)	155
Average Commercial/Industrial Sewage Generation (gal/day)	5,515

- MGD = Million Gallons per Day

Source: 2009 Adequate Public Facilities Report, Dept. of Public Works, Division of Water and Sewer.

Table 18

HARFORD COUNTY SYSTEM WATER PRODUCTION PROJECTIONS

SYSTEM WIDE RESIDENTIAL/ COMMERCIAL INDUSTRIAL WATER DEMAND		1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
		First Zone	Avg. Day, mgd	3.4	4.1	4.05	4.5	4.5	4.6	3.5	5.1	5.7	3.6	3.8	4.2	3.6	4.2	5.3	5.3	6.6	7.6
	Max. Day, mgd	4.8	6	4.8	6.5	6.6	6.5	4.6	9.1	7.8	4.7	4.8	5.9	4.9	5.8	6.9	7.26	9.5	11.0	12.1	13.0
Total of Second, Third and Fourth Zones	Avg. Day, mgd	3.7	3.8	4.5	5	5	5.7	5.9	6.4	5.8	7.5	7.5	7.7	8.0	7.8	6.8	6.0	6.7	7.3	7.5	7.95
	Max. Day, mgd	4	5.6	5.9	6.8	6.9	7.3	6.9	7.1	8.1	8.2	8.2	8.5	9.1	8.8	7.5	6.8	9.6	10.7	11.0	11.6
Aberdeen	Avg. Day, mgd	0	0.5	0.05	0.03	0.01	0.3	0.26	0.26	0.47	0.5	0.21	0.2	0.2	0.5	0.2	0.2	0.2	0.3	0.3	0.3
*	Max. Day, mgd	0	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.54	0.9	1.5	1.5	1.5
Chapel Hill	Avg. Day, mgd	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*	Max. Day, mgd	0	0	0	0	0	0	0	0	0	0	0	1.5*	1.5*	1.0 A	1.5*	1.5*	1.5	1.5	1.5	1.5
Maryland-American Water Co.	Avg. Day, mgd	0	0	0	0.07	0.01	0.01	0.19	0.01	0.16	0.001	0.02	0.03	0.03	0.4 A	0.01	0.03	0.2	0.3	0.3	0.35
*	Max. Day, mgd	0	0	0	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Total	Avg. Day, mgd	7.1	8.4	8.6	9.6	9.5	10.6	9.9	11.8	12.1	11.6	11.6	12.1	11.8	12.9	12.3	11.5	13.7	15.5	16.5	17.6
	Max. Day, mgd	8.8	12.1	11.2	14.3	14.5	14.8	12.5	17.2	16.9	13.9	14.0	15.4	15.0	16.6	15.4	15.1	22.0	25.2	26.6	28.1

*-Allocated maximum day flow projections based on service agreements.

A - Actual flows

Table 19

Harford County Present and Projected Sewerage Demands and Planned Capacities in Million Gallons Per Day (MGD)

SERVICE AREA	PLANNING YEAR	NUMBER OF CONNECTIONS	DOMESTIC FLOW (ADF)	INDUSTRIAL FLOW (ADF)	INFILTRATION / INFLOW (ADF)	TOTAL FLOW	SYSTEM CAPACITY
HARFORD COUNTY	1993	17,684	7.7	0.4	1	9.1	10
	1995	22,050	7.7	0.5	1.4	9.6	12
	2000	27,561	9.3	0.6	1.7	11.6	20
	2008	36,530	8.4	1.3	1.8	11.5	20
	2009	36,658	8.4	1.3	2.8	12.5	20
	2010	39,507	8.8	1.74	2.2	12.74	20
	2025	45,872	10.3	4.18	2.4	16.88	20
JOPPATOWNE	1993	2,607	0.59	0	0.19	0.78	0.75
	1995	2,607	0.56	0	0.19	0.75	0.75
	2000	3,107	0.65	0	0.19	0.84	0.95
	2008	3,264	0.60	0.04	0.09	0.73	0.95
	2009	3,294	0.58*	0.03*	0.08*	0.69*	0.95
	2010	3,440	0.65	0.04	0.09	0.78	0.95
	2025	3,475	0.76	0.04	0.1	0.90	0.95
SPRING MEADOWS	1993	51	0.01	0	NC	0.01	0.01
	1995	51	0.01	0	NC	0.01	0.01
	2000	52	0.01	0	NC	0.01	0.01
	2008	53	0.01	0	NC	0.01	0.01
	2009	53	0.01	0	NC	0.01	0.01
	2010	53	0.01	0	NC	0.01	0.01
	2025	53	0.01	0	NC	0.01	0.01
WHITEFORD - CARDIFF	2004	178	0.02	0	0.01	0.03	0.12
	2008	179	0.02	0	0.01	0.03	0.12
	2009	179	0.02	0	0.01	0.03	0.12
	2010	179	0.03	0.01	0.02	0.06	0.12
	2025	179	0.09	0.01	0.02	0.12	0.12

NC = Not Computed

* During the last 6 months of 2009, the clarifiers at the Joppatowne WWTP were being worked on, so Pump Station 47 was sending some flow to the Harford County Sod Run drainage area for treatment.

Table 20

2009 EXISTING WATER & SEWER CAPITAL PROJECTS

The Capital Improvement Program establishes projects for expanding and improving water and sewer facilities. This list of 2009 Capital Projects includes the project status.

<u>PROJECT NO.</u>	<u>PROJECT NAME</u>	<u>PROJECT STATUS</u>
6440	Infiltration/Inflow	Flow Monitoring, Televising & Smoke Testing: on-going
6613	Church Creek Pump Station and Force Main Replacement	Design Phase
6627	Country Walk Water Transmission Main Parallel	On hold
6634	Lower Bynum Run Interceptor Parallel	Awaiting Bid Schedule
6646	Foster Branch Pump Station and Force Main	Construction Complete
6665	Joppatowne Pump Station # 47 and Parallel Sewer	Design Phase Complete
6671	Abingdon Water Treatment Plant Expansion	Construction Phase
6676	Oaklyn Manor Phase II Petition	Design Phase
6687	Abingdon Road Water Main	Design Phase & Easement Acquisition
6690	MD Route 24 Water Transmission Main	Study Phase
6692	Bush Creek Pump Station Upgrade and Force Main Replacement	Design Phase
6696	Haverhill Pump Station Replacement	Design Phase
6697	Riviera Drive Pump Station Replacement	Construction Phase
6699	Winters Run Pump Station Outfall Sewer	Design Phase
6700	Hickory Bypass Water Transmission Main (Rte. 1 to Vineyard Oaks)	Design Phase
6703	Bynum Run Parallel Phase 6 & 7	Funding Phase
6707	Infiltration / Inflow in Bynum Run Drainage Area	Study Phase
6711	Swan Creek Water Tank	Funding Phase
6712	Edgewood Interceptor	Funding Phase
6713	Greenridge Pump Station Replacement	Funding Phase

Road System

The information for the APF Road System contained in this section includes the following: signalized and unsignalized intersection capacity analysis results - existing conditions (Tables 21 and 22), average daily count locations (Table 23), a list of approved County capital projects funded for construction in FY 10 (Table 24), and a list of State Consolidated Transportation Program (CTP) projects funded for construction in FY 10 (Table 25). 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.

The intent of the APF Roads provisions of the County Code is 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.

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 nonresidential uses that generate more than 249 trips per day. Proposed development located within the Chesapeake Science and Security Corridor will not be required to submit a Traffic Impact Analysis unless the proposed use will generate 1,500 trips per day at the time of preliminary/site plan review. 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 Traffic Impact Analysis is outlined in the "Harford County Traffic Impact Analysis Guidelines."

A complete TIA includes the following:

- The designation of the study area as required in the APF regulations based on whether the proposed development is inside or outside the Development Envelope.

Inside the Development Envelope:

The TIA shall include all the existing County and State roads from the point of entrance of site to the second intersection of an arterial roadway or higher functional classification road, in all directions. Developments which generate 1,500 or more trips per day may be required to expand the study area.

Outside the Development Envelope:

The TIA shall include all existing County and State roads from point of entrance to first intersection of a major collector or higher classification road, in all directions.

- 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 Levels of Service 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 the background traffic.
- An explanation of the results with recommended improvements as necessary.

The developer is required to provide improvements where the trips generated by the development reduce the Level of Service (LOS) from adequate to a LOS below the standard. The standard for intersections within the Development Envelope will be LOS D. If existing LOS is E or F at an intersection within the Development Envelope, the developer must mitigate the impact of the development's new trips. The standard for intersections outside the Development Envelope will be LOS C. If the existing LOS is D or lower, then the developer must mitigate the impact of the development's new trips.

In addition to the review of individual Traffic Impact Analyses, 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. There are six signalized intersections and nine unsignalized 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. The following intersections contain one or more movements that operate at an unacceptable LOS:

1. Maryland 24 / Maryland 924 / Tollgate Road
2. Maryland 24 and US 1
3. Maryland 152 and US 1
4. Maryland 152 and Singer Road
5. Maryland 22 and Thomas Run Road / Schucks Road
6. Maryland 24 and Bel Air South Parkway
7. Interstate 95 and Maryland 24 Ramp
8. Maryland 147 and Connolly Road
9. Maryland 23 and Grafton Shop Road
10. Tollgate Road and MacPhail Road
11. US 1 and Milton Avenue
12. US 1 and Reckord Road
13. Maryland 7 and Brass Mill Road
14. Maryland 155 and Earlton Road
15. Maryland 22 and Aldino-Stepney Road

Developments that impact these intersections will be required to mitigate their impacts to the intersection. The Interstate-95/Maryland 24 Improvement Project is currently under construction and is anticipated to improve the LOS at the Maryland 24/Maryland 924/Tollgate Road intersection and the Interstate 95 and Maryland 24 Ramp.

To address operational issues and impacts associated with BRAC, the Maryland State Highway Administration is projected to begin construction on the US 40 and MD715 interchange project in the fall of 2010. This project will add a spur to the eastbound US 40 ramp which will allow vehicles to access northbound MD 715 and eliminate the U-turn movement on US 40. The project will also add capacity to MD 715 at the Old Philadelphia intersection. Tables 24 and 25 detail County Capital Projects and State Consolidated Transportation Projects relative to this reporting period.

Table 21
Signalized Intersection Capacity Analyses
Level Of Service And Delay In Seconds
2006 - 2009

Intersection	2006 Peak Hour Level Of Service / Delay In Seconds	2007 Peak Hour Level Of Service / Delay In Seconds	2008 Peak Hour Level Of Service / Delay In Seconds	2009Peak Hour Level Of Service / Delay In Seconds
Maryland Route 7 and U.S. Route 40	C / 27.6		C / 30.1	
Maryland Route 924 and Moores Mill Road	C / 33.4		C / 33.4	
Maryland Route 24 and Trimble Road	C / 28.6		B / 19.5	
Maryland Route 152 and U.S. Route 1	D / 47.0		E / 61.0	
Maryland Route 24 and U.S. Route 1	D / 39.7		E / 61.8	
Maryland Route 152 and Trimble Road	C / 20.7		C / 32.7	
Maryland Route 24 and Jarrettsville Road	C / 22.4		C / 24.6	
Maryland Route 152 and Hanson Road	C / 22.7		B / 19.3	
Maryland Route 152 and Singer Road	C / 30.1		D / 40.2	
Maryland 22 and Thomas Run Road/Schucks Road	D / 42.6		D / 41.2	
Maryland 715 and Old Philadelphia Road*	C / 22.9		C / 24.9	
Maryland Route 22 and Brier Hill Road		B / 16.7		B / 15.1
Maryland Route 22 and Maryland Route 136		C / 29.0		C / 29.6
Maryland Route 24 and Bel Air South Parkway		E / 58.7		E / 52.7
Maryland Route 24 and Forest Valley Drive**		C / 21.0		C / 20.3
Maryland Route 24 and Plumtree Road		C / 31.8		C / 34.0
Maryland Route 24 and Ring Factory Road		D / 48.0		C / 33.7
Maryland Route 24 and Maryland Route 924 (Tollgate)		F / > 80		Under Construction
Maryland Route 543 and U.S. Route 1		C / 29.6		C / 23.2
Maryland Route 543 and Maryland Route 22		C / 29.8		D / 43.8
Maryland Route 924 and Abingdon Road		C / 33.5		D / 41.0

* Signalized in 2006

** Signalized in 2007

Source: Harford County Dept. of Planning and Zoning, May 2010

Table 22
Unsignalized Intersection Capacity Analyses
Level Of Service And Delay In Seconds
2006 - 2009

Intersection	2006 Peak Hour Level Of Service / Delay In Seconds	2007 Peak Hour Level Of Service / Delay In Seconds	2008 Peak Hour Level Of Service / Delay In Seconds
Interstate 95 and Maryland Route 24 Ramp*	F / >60		F / >60
Business US 1 and Henderson Road	E / 35.5		D / 28.5
Maryland 147 and Connolly Road	F / 113.4		F / 55.5
Maryland 23 and Grafton Shop Road	F / 127.1		F / 76.2
Tollgate Road and MacPhail Road	F / 54.5		F / 57.6
US 1 and Milton Avenue	F / 245.9		F / 44.5
US 1 and Reckord Road	F / 95.5		F / 143.1
Maryland 7 and Brass Mill Road	C / 21.3		E / 38.6
Woodsdale Road and Box Hill Corporate Center Drive	C / 18.8		D / 25.8
Maryland Route 7 and Maryland Route 159		B / 13.2	
Maryland Route 7 and Joppa Farm Road		D / 32.5	
Maryland Route 159 and Spesutia Road		B / 13.2	
Maryland 155 and Earlton Road		D / 31.2	
Maryland 543 and Henderson Road		D / 26.2	
Tollgate Road and Ring Factory Road**		A / 7.8	
Maryland 22 and Aldino-Stepney Road		E / 49.2	
Macphail and Ring Factory Road		B / 14.7	

* Major interchange improvements are currently underway for the I-95 / MD 24 / MD 924 interchange.

** Roundabout constructed in 2007

Source: Harford County Dept. of Planning and Zoning, May 2010.

Table 23

48 Hour Average Weekday Daily Traffic Volume And Locations

2006 - 2009

Road Name	Location	2006 Average Daily Count	2007 Average Daily Count	2008 Average Daily Count	2009 Average Daily Count
Beards Hill Road	North of Churchville Road	8,025		7,167	
Carrs Mill Road	North of Maryland Route 152	8,756		9,609	
Chapel Road	North of Interstate 95	2,406		2,228	
Jarrettsville Road	East of Maryland Route 24	7,930		7,284	
Jarrettsville Road	West of Maryland Route 24	5,550		5,063	
Maryland Route 7	West of Maryland Route 24	7,840		7,612	
Moores Mill Road	West of Coconut Court	10,653		11,568	
Moores Mill Road	West of Old English Court	7,877		8,694	
Pleasantville Road	North of Putnam Road	3,608		3,251	
U.S. Route 1	North of Maryland Route 152	27,282		28,011	
U.S. Route 40	North of Maryland Route 24	24,530		22,540	
Abingdon Road	North of Interstate 95		10,396		12,414
Hanson Road	South of Silverbell Road		2,740		2,775
Hanson Road	West of Maryland Route 24		11,960		10,740
Maryland Route 24	North of Singer Road		44,410		43,082
Maryland Route 152	South of U.S. Route 1		24,570		23,832
Maryland Route 543	South of Maryland Route 22		18,982		18,667
Plumtree Road	East of Maryland Route 24		6,071		6,418
Ring Factory Road	West of Maryland Route 24		4,596		4,709
Ring Factory Road	East of Maryland Route 24		8,924		8,646
Singer Road	West of Maryland Route 24		8,556		9,902
Singer Road	East of Maryland Route 24		9,832		8,933
Trimble Road	East of Maryland Route 24		5,179		8,298
Trimble Road	West of Maryland Route 24		7,321		6,959
Vale Road	West of U.S. Route 1 Overpass		8,697		8,819

Source: Harford County Dept. of Planning and Zoning, May 2010.

Table 24

List of Approved County Capital Projects Funded for Construction in FY 10

Bridge Painting	Surface Coatings
Bridge Rehabilitation	Repairs
Road and Bridge Scours	Repairs
Jericho Road Bridge #3	Improve and Maintain
Macton Road Bridge #144	Replacement
Ruff's Mill Road Bridge #190	Replacement
St. Clair Bridge Road Bridge #99	Rehabilitation
Red Pump Road @ Yankee Doodle Drive	Roundabout
Schucks Road Improvements	Drainage System Improvements
Vale Road – MD 924 to Grafton Shop Road	Upgrade
Wheel Road @ Laurel Bush Road	Roundabout (ARRA)
Road Reconstruction and Rehabilitation*	Reconstruct and rehabilitate
Roadways Resurfacing*	Resurfacing
Tar and Chip Conversion*	Rehabilitate Roads to Hot Mix Asphalt

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

Table 25
State Consolidated Transportation Program
Funded for Construction in FY 10

I-95 / MD 24 – Singer Road to MD 7	Grade separate MD 24/MD 924/Tollgate Rd Intersection and upgrade I-95/MD 24 interchange
US 40 Thomas J. Hatem Memorial Bridge	Deck Replacement
US 40 / MD 715 Interchange	Interchange Improvements
MD 132 – Beards Hill Road to MD 462	Resurface
US 1 Business – US 1 Bypass to Broadway	Resurface
MD 7 – MD 136 to MD 543	Resurface
MD 22 – MD 155 to Technology Drive	Resurface
US 40 – MD 7 to MD 132	Resurface
MD 147 – Baltimore County to MD 152	Resurface
MD 462 – MD 132 to Carsins Run	Resurface
MD 543 – Wheel Road to MD 22	Resurface
MD 922 (Churchville Road) – Bond Street to Bus US 1	Resurface
Business US 1 – Tollgate Road to MD 924	ADA Improvements
MD 7A (Union Avenue) – MD 490 to Warren Road	ADA Improvements
MD 22 @ Mt Royal Avenue	ADA Improvements
MD 22 @ Middleton Road	ADA Improvements
MD 24 – Marketplace Drive to Boulton Street	ADA Improvements
US 40 – James Avenue to MD 22 on-ramp	ADA Improvements
MD 490 (Union Avenue) – Alliance Street to MD 7A	ADA Improvements
MD 755 – MD 24 to Willoughby Beach Road	Streetscape
MD 924 – Woodsdale Road to St. Clair Road	Resurface, Safety and Provide Center Turn Lane
US 40 at Bata Blvd	Sidewalk
MD 924 – Holly Wreath Drive to Holly Wreath Court	Sidewalk

PLANNING CONSISTENCY REVIEW

Maryland's Smart Green and Growing regulations require that local jurisdictions, as part of their annual report, must determine if all of the changes in development patterns reported are consistent with each other, the recommendations from the last annual report, the adopted plans of the jurisdiction and adjoining jurisdictions, and the plans of State and local jurisdictions that are responsible for financing or constructing public improvements that are necessary for the implementation of local plans. To address this requirement the following is provided:

All of the development activity noted in this report has been determined to be consistent with the surrounding land uses. A review for consistency is part of plan approval process, and it was also a primary consideration during the Comprehensive Zoning process. As recommended in the previous report, the County continued to direct the majority of its new development and redevelopment (80%) to the designated growth areas.

Preservation efforts were continued through a variety of State and local programs, and during the Comprehensive Zoning process, the retention of agriculturally zoned lands was supported. Applications receiving either Rural Residential (RR) or Village Residential (VR) zoning must utilize Transfer of Development Rights (TDRs).

While participation in agricultural preservation programs is available to all property owners with agriculturally zoned lands, the County's primary focus remains on protecting the Priority Preservation Area (PPA). During 2009, 365 acres of the 546 protected Countywide were located within the Priority Preservation Area. This brings the total protected land within the PPA to 32,567 acres.

The subdivisions noted in Appendix A are consistent with the intent and policies of the 2004 Land Use Element Plan, the Water and Sewer Master Plan, and Adequate Public Facilities regulations. All of the rezoning requests received as part of the Comprehensive Zoning review were also approved based on their consistency with these plans and adjoining zoning and land use. All roadway improvements are consistent with the State Consolidated Transportation Plan, the Transportation Improvement Program, and the County's Capital Improvement Program and Transportation Element Plan.

In addition, all major subdivisions or development plans that must be reviewed by the County's Development Advisory Committee along with requests for rezoning that are located within one mile of a local jurisdiction are submitted to that jurisdiction for review and comment. All development activity approved during 2009 was consistent with the plans of adjoining jurisdictions.

PROCESS IMPROVEMENTS

As part of the annual report, local jurisdictions must identify any changes that will improve the planning and development process, and they must identify any zoning ordinances or regulations that have been adopted during the reporting period that specifically address the planning visions in § 1.01 of Article 66B.

Harford County does not anticipate making any changes to the local planning and development process in the immediate future. With the adoption of the Transportation Element Plan in 2010, followed by the anticipated adoption of the Historic Element Plan later in the year, the next major program improvements to be undertaken will involve the update of the Land Preservation, Parks and Recreation Plan and the Master Plan and Land Use Element Plan. It is anticipated that these will be updated beginning in 2011. Also under consideration for that timeframe is the development of a Bicycle and Pedestrian Plan. The County does not anticipate making any changes to its development review process in the immediate future, and the County will continue to direct the majority of its new development and redevelopment to its designated growth areas.

ORDINANCES AND/OR REGULATIONS THAT IMPLEMENT THE PLANNING VISIONS

As noted previously, the Department of Planning and Zoning has updated several of its element plans (Natural Resources and Water Resources Element Plan, Transportation Element Plan and Historic Element Plan). Each of these plans include the planning visions contained in §1.01 of Article 66B, and strategies are included that address these visions. The County is also in the process of updating its Chesapeake Bay Critical Area Program. The planning visions will also be included into the next scheduled update of the County's Master Plan and Land Use Element Plan.

APPENDIX A

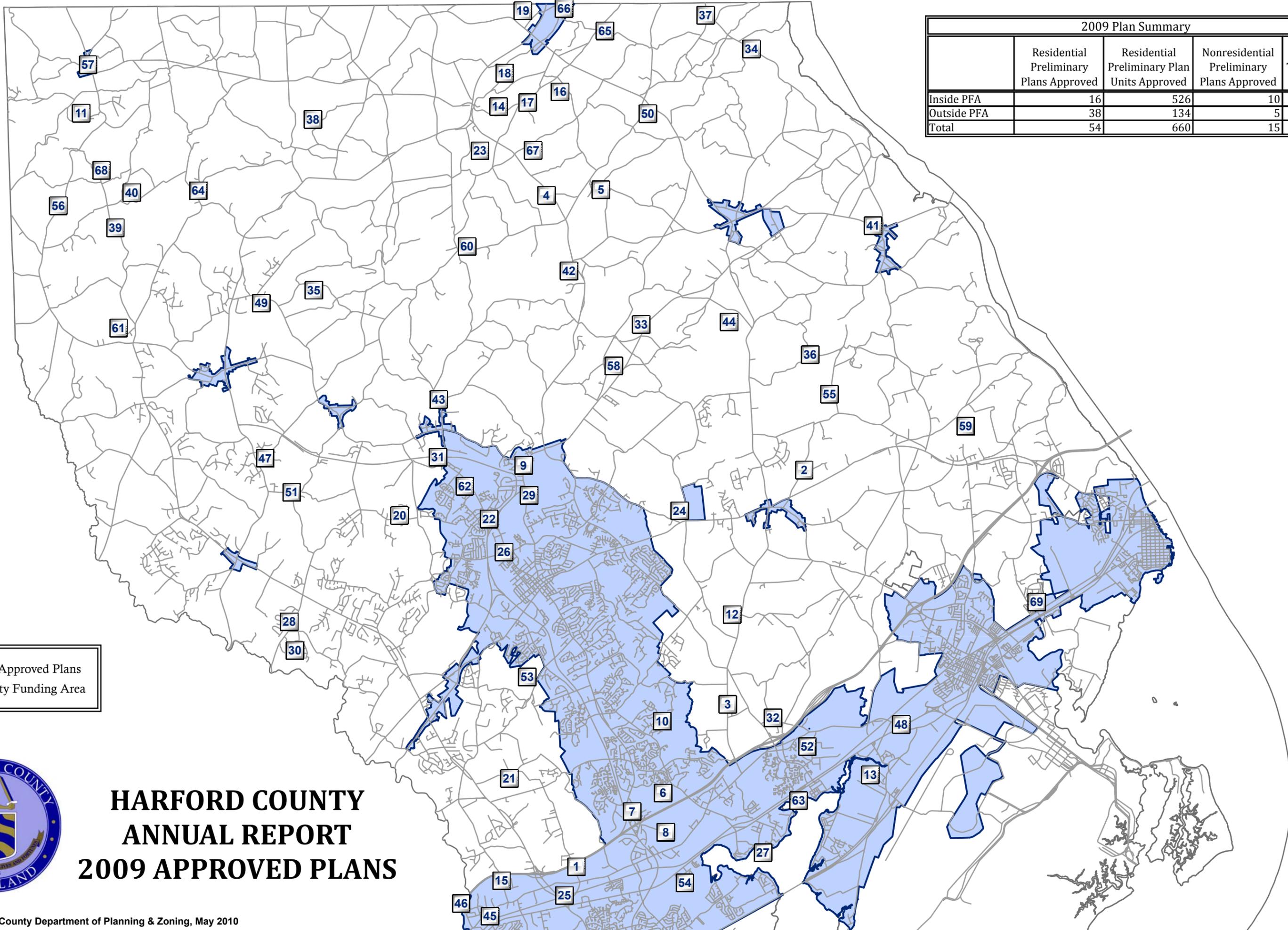
**APPENDIX A
HARFORD COUNTY
APPROVED SUBDIVISION PLANS: 2009**

MAP #	PLAN NAME	ACREAGE	LOT ACREAGE	TOTAL UNITS	SF UNITS	TH UNITS	APT UNITS	CONDO UNITS	TYPE OF USE	PFA	ZONING
1	1402 CLAYTON ROAD	3.26	3.26	4	4	0	0	0	RESIDENTIAL	YES	R1
2	ARCHER, LANDS OF CORNELIA L. - LOT 1	20.12	20.12	1	1	0	0	0	RESIDENTIAL		AG
3	AYRES PROPERTY	79.67	4.00	2	0	0	0	0	RESIDENTIAL		AG
4	BENFIELD CAMPUS	1.99	1.99	0	0	0	0	0	NON RESIDENTIAL		VB
5	BLAZIE, LANDS OF	54.29	34.65	4	4	0	0	0	RESIDENTIAL		AG
6	BOULEVARD AT BOX HILL	49.01	49.01	0	0	0	0	0	NON RESIDENTIAL	YES	CI
7	BOX HILL SOUTH CORPORATE CENTER-LOTS 14 & 15	38.95	38.95	0	0	0	0	0	NON RESIDENTIAL	YES	CI
8	BUSTAMANTE, LDS OF LUIS C. - LOTS 1, 2, & 3	2.74	2.74	3	3	0	0	0	RESIDENTIAL	YES	R1
9	BYNUM RUN BUSINESS CENTER - LOTS 9A & 9B	8.22	8.22	0	0	0	0	0	NON RESIDENTIAL	YES	GI/B3
10	CEDARDAY II, PHASE II, LOTS 33-40	6.63	6.63	8	8	0	0	0	RESIDENTIAL	YES	R1
11	COMER, LANDS OF DARREL	20.89	20.89	3	3	0	0	0	RESIDENTIAL		AG/GI
12	COX, LANDS OF HOWARD - LOTS 1 & 2	7.09	7.09	2	2	0	0	0	RESIDENTIAL		AG
13	CRANBERRY RESERVE - LOTS 1-5	3.91	3.91	5	5	0	0	0	RESIDENTIAL	YES	R3
14	DAVIS RIDGE - LOTS 9-15	40.90	40.90	7	7	0	0	0	RESIDENTIAL		AG
15	DLUGOKENSKI, LANDS OF	4.14	4.14	3	3	0	0	0	RESIDENTIAL	YES	R1
16	DOOLEY, LANDS OF HEIRS OF L. HYDE & GALBREATH FAMILY PARTNERSHIP (LOTS 1-4)	9.24	9.24	4	4	0	0	0	RESIDENTIAL		AG
17	DOOLEY, LANDS OF HEIRS OF L. HYDE & GALBREATH FAMILY PARTNERSHIP (LOTS 5-8)	12.10	12.10	4	4	0	0	0	RESIDENTIAL	YES	AG
18	DOOLEY, LANDS OF HEIRS OF L. HYDE & GALBREATH FAMILY PARTNERSHIP (LOTS 9-12)	12.08	12.08	4	4	0	0	0	RESIDENTIAL	YES	AG
19	DOOLEY, LLC, LANDS OF	31.53	31.53	0	0	0	0	0	NON RESIDENTIAL		GI
20	EHLERS, LAND OF BARBARA W. WARFIELD - LOT 6	1.31	1.31	1	1	0	0	0	RESIDENTIAL		AG
21	FLATAU, LANDS OF FRANCES H. - LOT 1	2.00	2.00	1	1	0	0	0	RESIDENTIAL		AG
22	FOREST VALLEY STATION - LOTS 1, 2 & 3	2.84	2.84	0	0	0	0	0	NON RESIDENTIAL	YES	B2
23	HALSEY, LANDS OF	4.02	4.02	2	2	0	0	0	RESIDENTIAL		AG
24	HARFORD COUNTY COLLEGE - WEST CAMPUS	109.92	109.92	0	0	0	0	0	NON RESIDENTIAL		AG
25	HARFORD COUNTY SOUTHERN RESOURCE ANNEX	7.15	7.15	0	0	0	0	0	NON RESIDENTIAL	YES	B3/R3
26	HARFORD DALE	1.06	1.06	2	2	0	0	0	RESIDENTIAL	YES	R2
27	HEUMAN, JR., PHILIP W. - LOTS 1 & 2	1.56	1.56	2	2	0	0	0	RESIDENTIAL	YES	R2
28	HEWITT PROPERTY - LOTS 1, 2, 3 & 4	13.90	13.90	4	4	0	0	0	RESIDENTIAL		AG
29	HICKORY COMMERCIAL - LOTS 1, 2 & 4	5.02	5.02	0	0	0	0	0	NON RESIDENTIAL	YES	B3
30	HOFFMAN, LANDS OF HENRY - LOTS 1-3	7.59	7.59	3	3	0	0	0	RESIDENTIAL		AG
31	HOOPES, LANDS OF	2.00	2.00	1	1	0	0	0	RESIDENTIAL		AG
32	JAMES RUN	111.11	111.11	0	0	0	0	0	NON RESIDENTIAL		MO
33	JONES, SAMUEL T. - LOT 1 & 10	10.45	10.45	2	2	0	0	0	RESIDENTIAL		AG
34	KNIGHT, LANDS OF ROLAND - LOT 6	29.41	2.00	1	1	0	0	0	RESIDENTIAL		AG
35	KNOPP, LANDS OF HARVEY, LOTS 1-4	24.76	24.76	4	4	0	0	0	RESIDENTIAL		AG
36	KREIDER, LAND OF - LOTS 1 & 2	13.18	13.18	2	2	0	0	0	RESIDENTIAL		AG
37	KROUSE, LANDS OF - LOT 2	3.42	3.42	1	1	0	0	0	RESIDENTIAL		AG
38	LOWE, LANDS OF - LOT 3	6.31	6.31	1	1	0	0	0	RESIDENTIAL		AG
39	MAGNESS, LANDS OF - LOT 1	2.00	2.00	1	1	0	0	0	RESIDENTIAL		AG
40	MAGNESS, LANDS OF - LOT 2	2.00	2.00	1	1	0	0	0	RESIDENTIAL		AG
41	MCNUTT, LAND OF EDWIN	2.19	2.19	2	2	0	0	0	RESIDENTIAL	YES	VR
42	MCNUTT, LANDS OF TONY & THERESA	2.00	2.00	1	1	0	0	0	RESIDENTIAL		AG
43	MOFFITT, LANDS OF THOMAS E.	6.61	6.61	3	3	0	0	0	RESIDENTIAL		AG
44	MOXLEY, LAND OF - LOT 3	14.04	14.04	1	1	0	0	0	RESIDENTIAL		AG
45	OAKLYNN MANOR - LOTS 2A & 2B	1.42	1.42	2	2	0	0	0	RESIDENTIAL	YES	R1
46	O'CONNOR, LANDS OF	1.18	1.18	2	2	0	0	0	RESIDENTIAL	YES	R1
47	PAGLIA/ZIEGLER, LD OF - LOTS 1A, 2A, & 3A	8.14	8.14	3	3	0	0	0	RESIDENTIAL		RR
48	PERRYMAN STATION	7.91	7.91	1	0	0	80	0	RESIDENTIAL	YES	R3
49	PHIPPS, LANDS OF LOIS - LOTS 1 & 2	11.04	11.04	2	2	0	0	0	RESIDENTIAL		AG
50	PROSPECT'S RESERVE	59.13	33.14	6	6	0	0	0	RESIDENTIAL		AG
51	PUTNAM VILLAGE - LOTS 17 & 24	8.45	8.45	2	2	0	0	0	RESIDENTIAL		AG
52	RESERVE AT RIVERSIDE	60.43	60.43	1	0	0	400	0	RESIDENTIAL	YES	R3/COS
53	RICHARDSON'S LEGACY - LOTS 1-42	23.62	23.62	42	42	0	0	0	RESIDENTIAL		R2/COS
54	ROYAL FARMS - 2700 PULASKI HWY	4.98	4.98	0	0	0	0	0	NON RESIDENTIAL	YES	CI
55	SAYRE, LANDS OF - LOT 1	2.00	2.00	1	1	0	0	0	RESIDENTIAL		AG
56	SCARBOROUGH - LOTS 1 & 2	4.95	4.95	2	2	0	0	0	RESIDENTIAL		AG
57	SCOTT, LANDS OF MARY BETH	2.35	2.35	1	1	0	0	0	RESIDENTIAL		AG
58	ST. OMER'S FARM - LOT 4	2.71	2.71	1	1	0	0	0	RESIDENTIAL		AG
59	SUSQUEHANNA MEADOWS	92.62	69.22	14	14	0	0	0	RESIDENTIAL		AG
60	THOMPSON, LAND OF - LOT 5	2.00	2.00	1	1	0	0	0	RESIDENTIAL		AG
61	VERZI, LAND OF DOUGLAS	10.30	10.30	0	0	0	0	0	NON RESIDENTIAL		AG/B3
62	VILLAGE AT FOREST LAKES - LOTS 1-3	10.50	10.50	0	0	0	0	0	NON RESIDENTIAL	YES	B2
63	WATER'S EDGE CORPORATE CAMPUS-LOTS 6, 7, 8 & OPEN SPACE	37.97	37.97	0	0	0	0	0	NON RESIDENTIAL	YES	CI
64	WEBB, LANDS OF - LOTS 1 & 2	7.03	7.03	2	2	0	0	0	RESIDENTIAL		AG
65	WHITEFORD LAND ASSOCIATES, LOTS 5 & 6	6.76	6.76	2	2	0	0	0	RESIDENTIAL	YES	AG
66	WHITEFORD LAND ASSOCIATES, LOTS 7, 8 & 9	2.91	2.91	3	3	0	0	0	RESIDENTIAL	YES	VR
67	WIMER, LANDS OF RONALD - LOTS 5, 6, & 7	8.49	8.49	3	3	0	0	0	RESIDENTIAL		AG
68	WRIGHTS PURCHASE - LOTS 8 & 8A	11.67	11.67	1	1	0	0	0	RESIDENTIAL		AG
69	WYCHGRAM PROPERTY	1.06	1.06	0	0	0	0	0	NON RESIDENTIAL	YES	CI
	TOTALS	1,182	1,010	182	178	0	480	0			

Source: Harford County Dept. of Planning Zoning, May 2010.

KEY: SF = Single Family; TH = Townhouse; APT = Apartment; CONDO = Condominium

2009 Plan Summary				
	Residential Preliminary Plans Approved	Residential Preliminary Plan Units Approved	Nonresidential Preliminary Plans Approved	Total Plans Approved
Inside PFA	16	526	10	26
Outside PFA	38	134	5	43
Total	54	660	15	69



2009 Approved Plans
 [Blue Shaded Area] Priority Funding Area



HARFORD COUNTY ANNUAL REPORT 2009 APPROVED PLANS



APPENDIX B

Appendix B - 2009 Comprehensive Zoning Issues

Issue #	Current Zoning	Requested Zoning	Acreage of parcel	Acreage to rezone	2009 Planning & Zoning Recommendation	2009 County Council Action	Acreage Rezoned by County Council
A001	R3	LI	2.44	2.44	LI	LI	2.44
A002	R1	B3	2.24	1.60	R1	B2	1.60
A003	B1	B3	1.22	1.22	B3	B3	1.22
A004	B1	B3	0.17	0.17	B3	B3	0.17
A005	R1	CI	1.92	1.92	R1	CI	1.92
A006	R1	CI	2.34	2.34	R1	CI	2.34
A007	R1	CI	2.20	2.20	R1	CI	2.20
A008	R1	B3	0.902	0.902	B2	B2	0.902
A009	R1	B3	1.486	1.486	B2	B2	1.486
A010	R1	CI	0.78	0.78	R1	CI	0.78
A011	R1	B3	4.13	4.13	R1	B3	4.13
A012	R1	B3	0.517	0.517	R1	B3	0.517
A013	R1	B3	1.01	1.01	R1	B3	1.01
A015	B1	B3	0.392	0.392	B2	B2	0.392
A016	B1	B3	0.30	0.30	B2	B2	0.30
A017	R1	B3	3.64	3.64	R1	R1	3.64
A018	LI	R1	2.268	2.268	LI	R1	2.268
A019	GI	CI	37.43	37.43	GI	CI	15.34
A020	R1	B3	2.73	1.50	R1	B3	1.50
A021	B2	B3	1.80	1.80	B2	B3	1.80
A022	B2	B3	0.514	0.514	B2	B3	0.514
A023	R1	R2	10.03	10.03	R1	R1	10.03
A024	R1	B3	3.45	3.45	R1	B3	3.35
B001	R2	B2	1.11	1.11	B2	B2	1.11
B002	R2	B2	3.26	3.26	B2	B2	3.26
B003	RO	B3	2.64	2.64	RO	RO	2.64
B004	AG	RR	20.00	20.00	RR	RR	20.00
B005	B2	B3	4.514	4.003	B3	B3	4.003
B006	AG	B3	2.18	2.18	AG	AG	2.18
B007	R4	B3	30.5	27.5	B3	B3	27.5
B008	R4	B3	3.482	3.482	B3	B3	3.482
B009	AG	B2	1.34	1.34	AG	AG	1.34
B010	AG	RR	1.24	1.24	RR	RR	1.24
B011	AG	RR	11.54	11.54	RR	RR	11.54
B012	AG	B2	13.77	1.94	B2	B2	1.94
B013	AG	B3	13.29	8.46	AG	B3	2.6
B013-1 (CC)	B3	N/A	13.29	1.03	N/A	AG	1.03
B014	AG	B1	2.96	2.28	AG	AG	2.28
B015	AG	B3	18.45	12.61	B3	AG	12.61
B016	AG	RR	5.23	5.23	RR	RR	5.23
B017	B1	B2	6.101	3.62	B1	B1	3.62
B018	AG	RR	29.18	29.18	AG	AG	29.18
B019	AG	RR	74.18	74.18	RR	RR	74.18
B020	AG	RR	25.41	25.41	RR	RR	25.41
B021	R2	B3	1.86	1.86	R2	R2	1.86
B022	B2	R4	52.46	7.73	B2	B2	7.73
B022-1	B3	R4	52.46	25.25	B3	B3	25.25
B022-2	AG	R4	52.46	2.15	AG	AG	2.15

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Issue #	Current Zoning	Requested Zoning	Acreage of parcel	Acreage to rezone	2009 Planning & Zoning Recommendation	2009 County Council Action	Acreage Rezoned by County Council
B023	R2	B3	0.50	0.50	R2	R2	0.50
B024	AG	RR	29.63	29.63	RR	RR	29.63
B025	AG	RR	4.39	4.39	RR	RR	4.39
B026	AG	RR	4.88	4.88	RR	RR	4.88
B027	AG	RR	4.72	4.72	RR	RR	4.72
B028	AG	RR	3.81	3.81	RR	RR	3.81
B029	AG	RR	4.33	4.33	RR	RR	4.33
B030	AG	RR	25.93	25.93	RR	AG	25.93
B031	AG	RR	10.4433	10.4433	RR	RR	10.4433
B032	AG	RR	11.4662	11.4662	RR	RR	11.4662
B033	AG	B3	47.827	11.00	B3	B3	11.00
B033-1 (CC)	R2	N/A	47.827	4.90	N/A	B3	4.90
B034	AG	B3	3.79	2.95	B3	AG	2.95
B035	AG	B3	2.68	1.23	B3	AG	1.23
C001	R2	B2	9.75	9.75	B2	B2	9.75
C002	R2	RO	0.36	0.36	RO	RO	0.36
C003	RO	B1	0.83	0.83	B1	B1	0.83
C004	R2	B1	0.964	0.964	B1	B1	0.964
C005	R2	B1	0.53	0.53	B1	B1	0.53
C006	R2	B3	5.014	5.014	R2	R2	5.014
C007	R2	B3	0.58	0.58	R2	R2	0.58
C008	R2	B3	0.486	0.486	R2	R2	0.486
C009	R2	B3	0.32	0.32	R2	RO	0.32
C010	R1	RO	1.478	1.478	R1	RO	1.478
C011	R2	B2	6.48	6.48	R2	B2	3.07
C012	R1	R2	24.205	24.205	R2	R2	24.205
C013	R1	R2	23.6153	23.6153	R2	R2	23.6153
C014	GI	CI	1.30	1.30	GI	GI	1.30
C015	RR	R1	12.483	4.60	R1	R1	4.60
C016	AG	R2	2.00	2.00	R1	R1	2.00
C017	AG	R2	7.86	7.86	R1	R1	7.86
C018	AG	R2	2.00	2.00	R1	R1	2.00
C019	AG	R2	1.98	1.98	R1	R1	1.98
C020	R1	R2	7.1107	7.1107	R2	R2	7.1107
C021	AG	R2	17.14	17.14	R1	R1	17.14
C022	AG	R2	29.82	29.82	R1	R1	29.82
C023	AG	R2	69.9921	69.9921	R2	R2	69.9921
C024	R1	R2	90.62	90.62	R1	R1	90.62
C025	R2	B3	0.471	0.471	R2	RO	0.471
C026	R2	B3	0.629	0.629	R2	RO	0.629
C027	GI	B3	8.22	4.45	GI	B3	4.45
C028	R2	B2	12.39	12.39	R2	B2	6.31
C029	R2	R4	1.03	1.03	R4	R4	1.03
C030	R2	R4	1.102	1.102	R4	R4	1.102
C031	R2	R4	0.41	0.41	R4	R4	0.41
C032	R2	B3	0.80	0.80	R2	RO	0.80
C033	AG	R2	7.38	7.38	R2	R2	7.38
C034	R1	B3	0.598	0.598	R1	R1	0.598

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C035	GI	CI	6.51	6.51	GI	CI	6.51
C036	R2	B3	0.48	0.48	R2	R2	0.48
C037 (PZ)	R	N/A	12.180	7.583	R1	R1	7.583
C038 (PZ)	R	N/A	99.170	41.786	R1	R1	41.786
D001	VR	VB	4.63	4.63	VB	VB	4.63
D002	VR	VB	0.24	0.24	VB	VB	0.24
D003	AG	B3	2.99	2.99	B3	B3	2.99
D004	AG	B2	3.77	2.35	AG	B1	2.35
D004-1 (CC)	B2	N/A	3.77	1.42	N/A	B1	1.42
D005	GI	VR	22.94	19.54	VR	VR	19.54
D006	VR	VB	0.50	0.50	VR	VR	0.50
D007	GI	CI	1.315	1.315	CI	CI	1.315
D008	AG	CI	2.51	2.51	CI	CI	2.51
D009	AG	B3	1.14	0.96	AG	AG	0.96
D010	AG	B3	0.60	0.60	AG	B1	0.60
D011	GI	VB	3.91	2.45	VB	VB	2.45
D012	LI	B3	12.20	0.21	B3	B3	0.21
D013	GI	B3	41.21	7.46	VB	B2	7.46
D013-1	LI	B3	41.21	1.07	VB	B2	1.07
D013-2	B2	B3	41.21	2.31	VB	B2	2.31
D014	RR	B3	12.18	12.18	RR	RR	12.18
D015	AG	RR	90.374	25.00	RR	RR	25.00
D016	AG	GI	53.21	14.16	AG	GI	6.37
D017	AG	GI	98.30	57.41	GI	GI	39.56
D018	GI	CI	31.53	7.93	VB	GI	7.93
D019	AG	B3	3.00	3.00	AG	AG	3.00
D020	AG	RR	23.86	23.86	RR	RR	23.86
D021	B1	CI	6.34	0.75	B1	CI	0.75
D021-1	AG	CI	6.34	0.36	AG	CI	0.36
D022	AG	CI	0.72	0.72	AG	CI	0.72
D024	B2	CI	0.747	0.747	B2	CI	0.747
D025	AG	B3	3.50	1.352	AG	AG	1.352
D026	AG	R3	160.37	160.37	AG	AG	160.37
D027	AG	R3	20.00	20.00	AG	AG	20.00
D028	AG	R3	15.89	15.89	AG	AG	15.89
D029	AG	R3	2.69	2.69	AG	AG	2.69
D030	AG	B3	20.185	3.00	AG	AG	3.00
D031	AG	R3	113.369	113.369	AG	AG	113.369
D032	AG	R3	2.62	2.62	AG	AG	2.62
D033	AG	R3	38.93	38.93	AG	AG	38.93
D034	AG	R3	40.397	40.397	AG	AG	40.397
D035	AG	B3	3.10	3.10	AG	AG	3.10
D036	AG	R3	45.57	45.57	AG	AG	45.57
D037	AG	R3	22.04	22.04	AG	AG	22.04
D038	AG	R3	14.19	14.19	AG	AG	14.19
E001	R2	CI	1.03	1.03	CI	CI	1.03
E002	AG	B2	28.7	3.48	AG	B2	1.2
E003	RO	B2	1.00	1.00	RO	B2	1.00

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Issue #	Current Zoning	Requested Zoning	Acreage of parcel	Acreage to rezone	2009 Planning & Zoning Recommendation	2009 County Council Action	Acreage Rezoned by County Council
E004	AG	VB	2.00	2.00	AG	VB	2.00
E005	AG	CI	22.844	22.844	LI	LI	22.844
E006	AG	CI	48.86	26.684	CI	CI	26.684
E006-1	GI	CI	48.86	20.774	CI	CI	20.774
E006-2	R2	CI	48.86	1.4169	CI	CI	1.4169
E007	R2	B2	0.968	0.968	R2	R2	0.968
E008	AG	R2	1.82	1.82	R2	R2	1.82
E009	AG	VB	3.404	3.404	AG	VB	2.25
E010	R1	R2	11.521	11.521	R2	R2	11.521
E011	AG	B2	9.30	8.75	AG	B2	8.75
E012	R1	R2	3.3937	3.3937	R2	R2	3.3937
E013	R1	R2	5.31	5.31	R2	R2	5.31
E014	AG	CI	1.72	1.72	LI	LI	1.72
E015	R1	R2	15.05	15.05	R2	R2	15.05
E016	RO	CI	1.43	1.43	RO	CI	1.43
E017	RR	B2	0.646	0.646	RR	RR	0.646
E018	AG	R2	6.04	6.04	R2	R2	6.04
E019	AG	R2	0.58	0.58	R2	R2	0.58
E020	AG	R2	1.096	1.096	R2	R2	1.096
E021	GI	B3	4.26	4.26	B3	B3	4.26
E022	GI	B3	6.02	6.02	B3	B3	6.02
E023	R2	CI	3.299	3.299	R2	CI	1.24
E024	RO	CI	1.03	1.03	RO	CI	1.03
E025	RR	VB	1.26	1.26	RR	RR	1.26
E026	AG	VB	2.284	1.20	VB	VB	1.20
E027	AG	R1	42.12	42.12	AG	AG	42.12
E028	AG	R1	41.56	41.56	AG	AG	41.56
E029	R1	R2	8.904	8.904	R2	R2	8.904
E030	AG	R1	44.92	44.92	AG	AG	44.92
E031	AG	B1	2.0098	1.84	AG	AG	1.84
E032	AG	VB	1.21	1.21	AG	VB	1.21
E033	R1	B3	27.17	27.17	R3	B3	27.17
E034	R1	B3	29.92	29.92	R3	B3	29.92
E035	AG	B3	53.55	10.10	B3	B3	10.10
E035-1	B3	AG	53.55	4.40	AG	AG	4.40
E036	B3	AG	11.43	4.80	AG	AG	4.80
E037	LI	CI	47.28	40.63	LI	LI	40.63
E037-1	AG	CI	47.28	6.65	LI	LI	6.65
E038 (PZ)	AG	N/A	1.410	1.410	LI	LI	1.410
E039 (PZ)	AG	N/A	1.236	1.236	LI	LI	1.236
E040 (PZ)	AG	N/A	10.169	5.612	LI	LI	5.612
F001	AG	R2	103.99	103.99	R1	R1	90.69
F002	AG	R2	47.797	47.797	R1	R1	47.797
F003	AG	R2	8.17	8.17	R1	R1	4.79
F004	AG	R2	33.06	33.06	R1	R1	28.01
F005	AG	R2	3.26	3.26	AG	AG	3.26
F006	R2	B2	5.41	5.41	R2	R2	5.41
F007	R1	R2	8.00	8.00	R2	R2	8.00
F008	R1	R3	3.09	3.09	R1	R1	3.09

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Issue #	Current Zoning	Requested Zoning	Acreage of parcel	Acreage to rezone	2009 Planning & Zoning Recommendation	2009 County Council Action	Acreage Rezoned by County Council
F009	R1	R3	61.00	60.00	R3	R3	60.00
F010	GI	CI	2.24	2.24	GI	B2	2.24
F011	GI	CI	0.427	0.427	GI	GI	0.427
F012	RO	B2	1.52	1.52	RO	RO	1.52
F013	RO	B2	0.618	0.618	RO	RO	0.618
F014	GI	CI	0.86	0.86	GI	B2	0.86
F015	R2	B1	0.59	0.59	R2	B1	0.59
F016	AG	R2	20.4	20.4	R1	AG	20.4
F017	R1	R2	3.66	3.66	R1	R1	3.66
F018	R1	R2	87.79	6.21	R1	R1	6.21
F018-1	AG	R2	87.79	82.81	R1	R1	82.81
F019	R2	B3	0.708	0.708	R2	B2	0.708
F020	R2	B3	0.66	0.66	R2	B2	0.66
F021	B1	B3	0.627	0.627	B1	CI	0.627
F022	R3	R4	72.249	72.249	R3	R4	72.249
F023	R3	R4	15.761	15.761	R3	R4	15.761
F024	AG	R1	25.39	25.39	AG	AG	25.39
F025	R2	B1	0.558	0.558	R2	B1	0.558
F029	AG	R1	2.89	2.89	AG	AG	2.89
F030	AG	R1	24.15	24.15	AG	AG	24.15
F031	AG	R1	5.011	5.011	AG	AG	5.011
F032	AG	R1	0.62	0.62	AG	AG	0.62
F033	AG	R1	8.65	8.65	AG	AG	8.65
F034	R1	R4	0.10	0.08	R3	R3	0.08
F034-1	R3	R4	0.10	0.02	R3	R3	0.02
F035	R1	R4	1.19	1.19	R3	R3	1.19
F036	R1	R4	2.77	2.77	R3	R3	2.77
F037	R1	R4	3.37	3.37	R3	R3	3.37
F038	R1	R4	2.45	2.45	R3	R3	2.45
F039	R1	R4	4.72	4.72	R3	R3	4.72
F040	R1	R4	9.14	9.14	R3	R3	9.14
F041	R1	R4	0.28	0.28	R3	R3	0.28
F042	R1	R4	0.49	0.49	R3	R3	0.49
F043	R1	R4	0.51	0.51	R3	R3	0.51
F044	R1	R4	0.42	0.42	R3	R3	0.42
F045	R1	R4	0.42	0.42	R3	R3	0.42
F046	R1	R4	0.64	0.64	R3	R3	0.64
F047	R1	R4	0.56	0.56	R3	R3	0.56
F048	R1	R4	0.64	0.64	R3	R3	0.64
F049	R1	R4	0.74	0.74	R3	R3	0.74
F050	R1	R4	0.53	0.53	R3	R3	0.53
F051	R1	R4	0.57	0.57	R3	R3	0.57
F052	R1	R4	0.46	0.46	R3	R3	0.46
F053	R1	R4	0.53	0.53	R3	R3	0.53
F054	R1	R4	0.46	0.46	R3	R3	0.46
F055	R1	R4	0.49	0.49	R3	R3	0.49
F056	R1	R4	0.48	0.48	R3	R3	0.48
F057	R1	R4	0.49	0.49	R3	R3	0.49
F058	R1	R4	0.50	0.50	R3	R3	0.50

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F059	R1	R4	0.46	0.46	R3	R3	0.46
F060	R1	R4	0.46	0.46	R3	R3	0.46
F061	R1	R4	0.46	0.46	R3	R3	0.46
F062	R1	R4	0.46	0.46	R3	R3	0.46
F063	R1	R4	0.53	0.53	R3	R3	0.53
F064	R1	R4	0.50	0.50	R3	R3	0.50
F065	R1	R4	0.46	0.46	R3	R3	0.46
F066	R1	R4	0.46	0.46	R3	R3	0.46
F067	R1	R4	0.46	0.46	R3	R3	0.46
F068	R1	R4	0.46	0.46	R3	R3	0.46
F069	R1	R4	0.46	0.46	R3	R3	0.46
F070	R1	R4	0.45	0.45	R3	R3	0.45
F071	R1	R4	0.57	0.57	R3	R3	0.57
F072	R1	R4	0.58	0.58	R3	R3	0.58
F073	R1	R4	0.58	0.58	R3	R3	0.58
F074	R1	R4	0.47	0.47	R3	R3	0.47
F075	R1	R4	0.458	0.458	R3	R3	0.458
F076	R1	R4	0.46	0.46	R3	R3	0.46
F077	R1	R4	0.46	0.46	R3	R3	0.46
F078	R1	R4	0.46	0.46	R3	R3	0.46
F079	R1	R4	0.46	0.46	R3	R3	0.46
F080	R1	R4	0.46	0.46	R3	R3	0.46
F081	R1	R4	0.46	0.46	R3	R3	0.46
F082	R1	R4	0.46	0.46	R3	R3	0.46
F083	R1	R4	0.46	0.46	R3	R3	0.46
F084	R1	R4	0.46	0.46	R3	R3	0.46
F085	R1	R4	0.46	0.46	R3	R3	0.46
F086	R1	R4	0.50	0.50	R3	R3	0.50
F087	R1	R4	0.50	0.50	R3	R3	0.50
F088	R1	R4	0.46	0.46	R3	R3	0.46
F089	R1	R4	0.46	0.46	R3	R3	0.46
F090	R1	R4	0.46	0.46	R3	R3	0.46
F091	R1	R4	0.46	0.46	R3	R3	0.46
F092	R1	R4	0.46	0.46	R3	R3	0.46
F093	R1	R4	0.46	0.46	R3	R3	0.46
F094	R1	R4	0.46	0.46	R3	R3	0.46
F095	R1	R4	0.48	0.48	R3	R3	0.48
F096	R1	R4	0.55	0.55	R3	R3	0.55
F097	R1	R4	1.23	1.23	R3	R3	1.23
F098	R1	R4	0.49	0.49	R3	R3	0.49
F099	R1	R4	0.50	0.50	R3	R3	0.50
F100	R1	R4	0.50	0.50	R3	R3	0.50
F101	R1	R4	0.46	0.46	R3	R3	0.46
F102	R1	R4	0.47	0.47	R3	R3	0.47
F103	R1	R4	0.54	0.54	R3	R3	0.54
F104	R1	R4	0.46	0.46	R3	R3	0.46
F105	R1	R4	0.58	0.58	R3	R3	0.58
F106	R1	R4	0.46	0.46	R3	R3	0.46
F107	R1	R4	0.49	0.49	R3	R3	0.49

Appendix B - 2009 Comprehensive Zoning Issues

Issue #	Current Zoning	Requested Zoning	Acreage of parcel	Acreage to rezone	2009 Planning & Zoning Recommendation	2009 County Council Action	Acreage Rezoned by County Council
F108	R1	R4	0.48	0.48	R3	R3	0.48
F109	R1	R4	0.46	0.46	R3	R3	0.46
F110	R1	R4	0.46	0.46	R3	R3	0.46
F111	R1	R4	0.46	0.46	R3	R3	0.46
F112	R1	R4	0.46	0.46	R3	R3	0.46
F113	R1	R4	0.46	0.46	R3	R3	0.46
F114	R1	R4	0.46	0.46	R3	R3	0.46
F115	R1	R4	0.47	0.47	R3	R3	0.47
F116	R1	R4	0.58	0.58	R3	R3	0.58
F117	R1	R4	0.58	0.58	R3	R3	0.58
F118	R1	R4	0.57	0.57	R3	R3	0.57
F119	R1	R4	0.48	0.48	R3	R3	0.48
F120	R1	R4	0.50	0.50	R3	R3	0.50
F121	R1	R4	0.50	0.50	R3	R3	0.50
F122	R1	R4	0.50	0.50	R3	R3	0.50
F123	R1	R4	0.50	0.50	R3	R3	0.50
F124	R1	R4	0.52	0.52	R3	R3	0.52
F125	R1	R4	0.52	0.52	R3	R3	0.52
F126	R1	R4	0.50	0.50	R3	R3	0.50
F127	R1	R4	0.51	0.51	R3	R3	0.51
F128	R1	R4	0.46	0.46	R3	R3	0.46
F129	R1	R4	0.46	0.46	R3	R3	0.46
F130	R1	R4	0.46	0.46	R3	R3	0.46
F131	R1	R4	0.46	0.46	R3	R3	0.46
F132	R1	R4	0.46	0.46	R3	R3	0.46
F133	R1	R4	0.46	0.46	R3	R3	0.46
F134	R1	R4	0.46	0.46	R3	R3	0.46
F135	R1	R4	0.46	0.46	R3	R3	0.46
F136	R1	R4	0.54	0.54	R3	R3	0.54
F137	R1	R4	0.49	0.49	R3	R3	0.49
F138	R1	R4	0.47	0.47	R3	R3	0.47
F139	R1	R4	0.59	0.59	R3	R3	0.59
F140	R1	R4	0.62	0.62	R3	R3	0.62
F141	R1	R4	0.50	0.50	R3	R3	0.50
F142	R1	R4	0.46	0.46	R3	R3	0.46
F143	R1	R4	0.46	0.46	R3	R3	0.46
F144	R1	R4	0.46	0.46	R3	R3	0.46
F145	R1	R4	15.10	11.50	R3	R3	11.50
F145-1	R3	R4	15.10	3.61	R3	R3	3.61
F146 (PZ)	R	N/A	0.590	0.590	R1	R1	0.590
F147 (PZ)	R	N/A	0.648	0.648	R1	R1	0.648
F148 (CC)	B1	N/A	63.86	0.38	N/A	B3	0.38
F148-1 (CC)	R3	N/A	63.86	1.47	N/A	B3	1.47

APPENDIX C

Appendix C

DEVELOPMENT REGULATIONS – LIST OF AMENDMENTS

Zoning Code

Effective	Bill	Description
4/6/2009	09-01	Designation of Ivory Mills as County Landmark. Sec. 267-112
6/15/2009	09-11	Designation of George N. Wiley Mill as County Landmark. Sec. 267-112
8/17/2009	09-19aa	Wind Energy Systems. Sec. 267-4 and 267-27
1/22/2010	09-31aa	Housekeeping items / corrections / clarifications 267-29 BOA – clarification of “days”; 267-22 Lots – panhandle length waiver; 267-33 Yards – front yard reductions; 267-29 Landscaping – remove submission of plan to BOA requirement; 267-59 B1, B2, B3 – correct impervious surface in B1; 267-62 NRD – townhouses in R1; 267-63 Critical Area – ratio correction; 267-64 CSSC – Delete ICSC in B1; 267-68 Special Development Approval – delete redundant wording; 267-88 SE specific standards – add criteria for biological products; correct spelling of “civic”; add criteria for Mulch processing storage and sales; Industrial use chart – remove “small arms ammunition”
1/22/2010	09-33aa	APF 267-126. Add STATE to rated capacity and change 5 yrs to 3 yrs. Re-write capital project portion. Remove grandfathering. This bill also speaks to the sunset provision in prior legislation

Subdivision Regulations

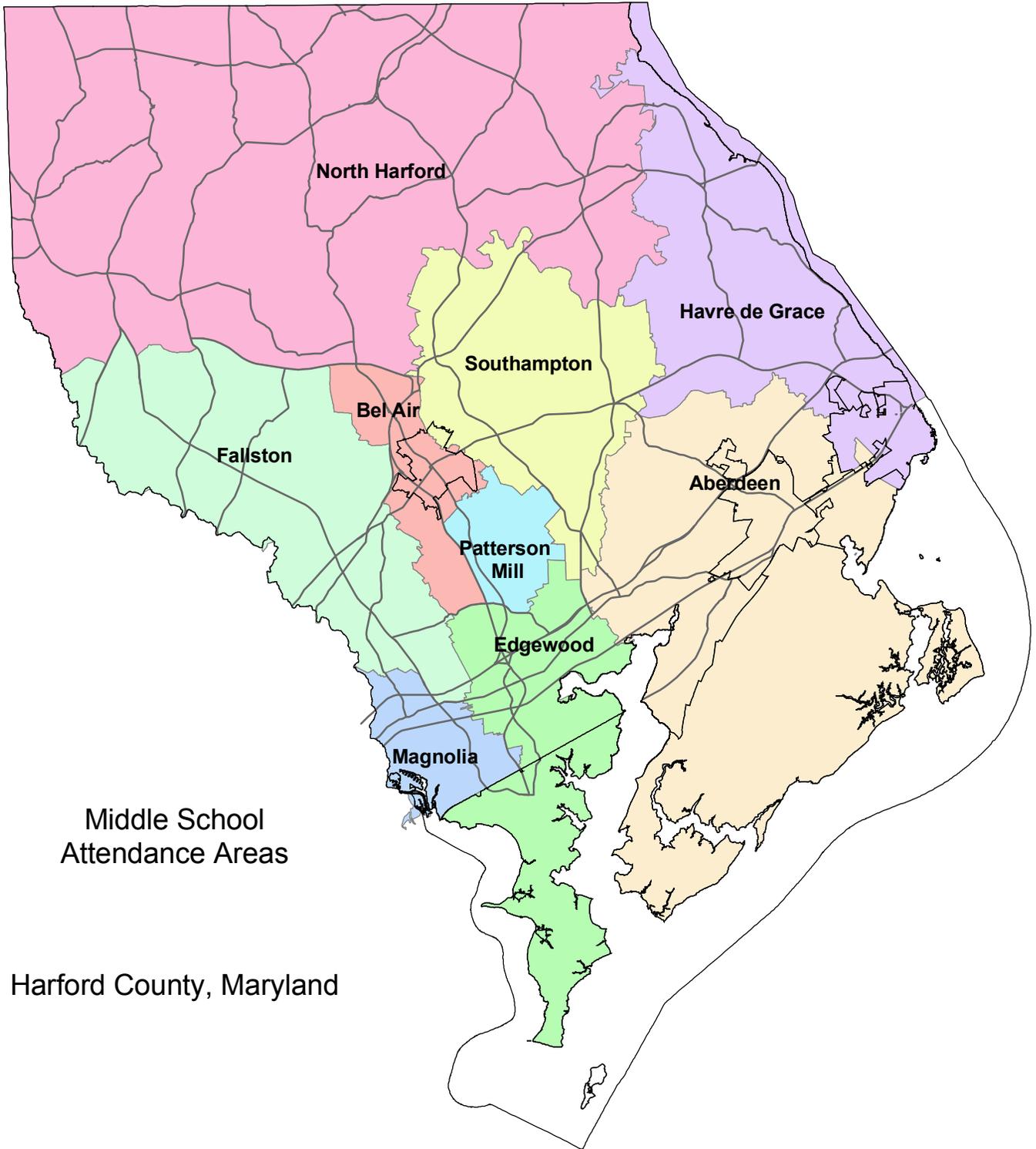
Effective	Bill	Description
1/22/2010	09-32	Extension of preliminary plans to 2 yrs. if APF is met (268-19)

APPENDIX D

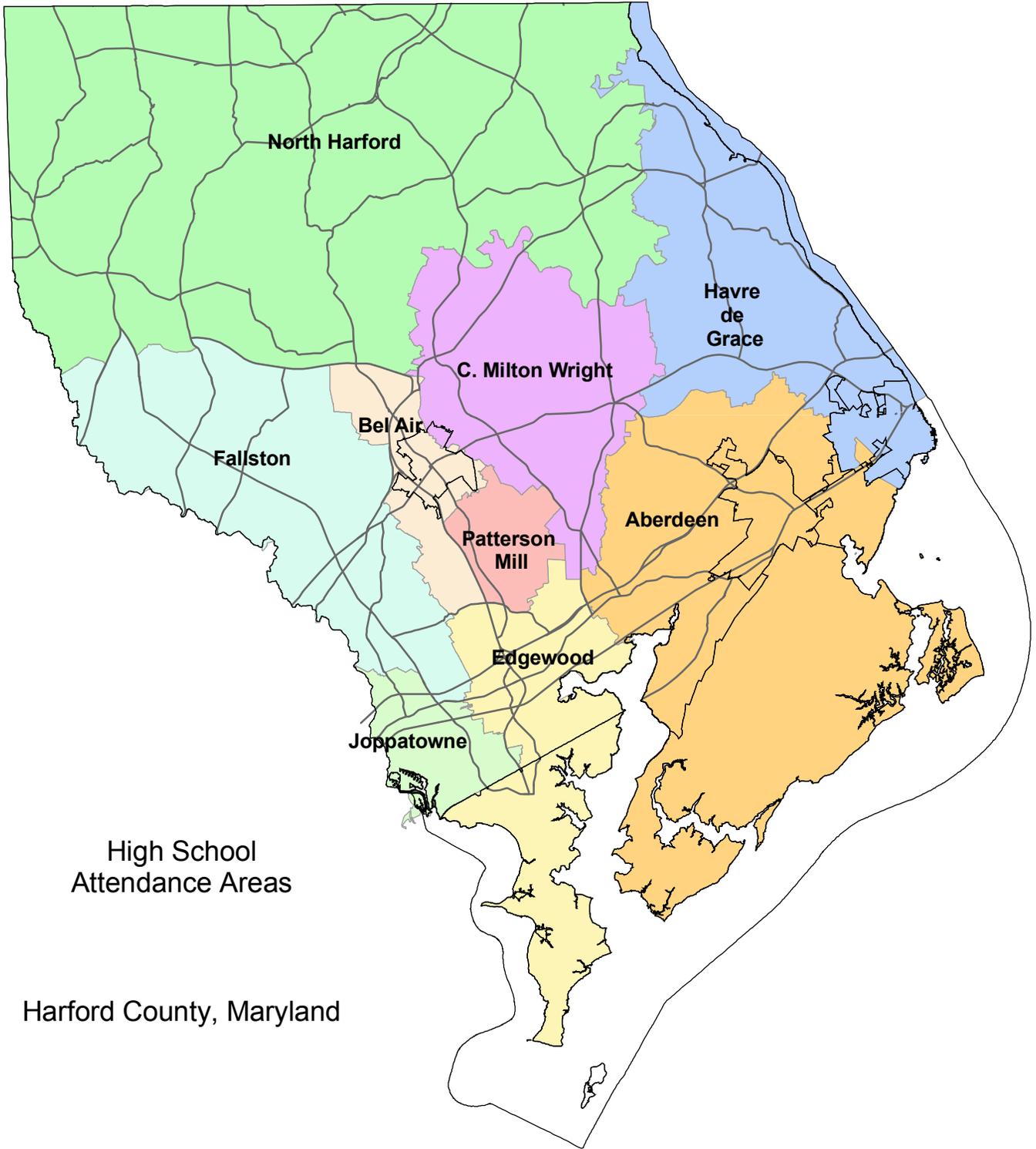


Elementary School
Attendance Areas

Harford County, Maryland



SOURCE: Harford County Public Schools, September 2006.



APPENDIX E

PUPIL YIELD FACTORS

To calculate pupil yield factors forty-eight subdivisions were selected from various geographic locations throughout Harford County, to include single family dwellings, townhouse units, apartments/condominium units, and mobile home units. The subdivisions selected represented newly constructed and established subdivisions ranging in size from 22 units to 2,240 units. Additionally, subdivisions were selected to provide a broad range of attendance areas across the County. A count was made of each student who resided in each of the forty-eight 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.

UNIT TYPE	GRADES		
	K-5	6-8	9-12
Single Family	.28	.15	.19
Townhome	.25	.12	.14
Apartments (2 Bdrms)	.04	.01	.02
Condo (2+ Bdrms)	.04	.01	.02
Mobile Home	.16	.07	.06