



HoCo Zoning

Residential Zoning in Howard County, Maryland

77% of Howard County's residentially zoned land is designated for single family detached (SFD) units only, either by zoning or Final Development Plan (FDP)*. *Within the Planned Service Area (PSA)* **59%** is designated for SFD units only.

Zoning

- Residential, Single Family Detached Only
- Residential, Multifamily Housing allowed
- Non-Residential
- Planned Service Area
- Parks, Preservation Easements, & Open Space

*New Town (NT) zoning comprises the majority of the Columbia planning area. Though mixed use and mixed residential in nature, the underlying FDPs dictate use types within the villages and developments of Columbia. As such, areas of SFD only residential as well as multifamily residential exist within the NT zoned region.

Note that a significant portion of the residentially zoned land outside of the PSA is not developed and under permanent preservation easements, parks and open space. This is also the case within the PSA, although to a lesser extent.

Remove Map Labels

Remove Color-Coding

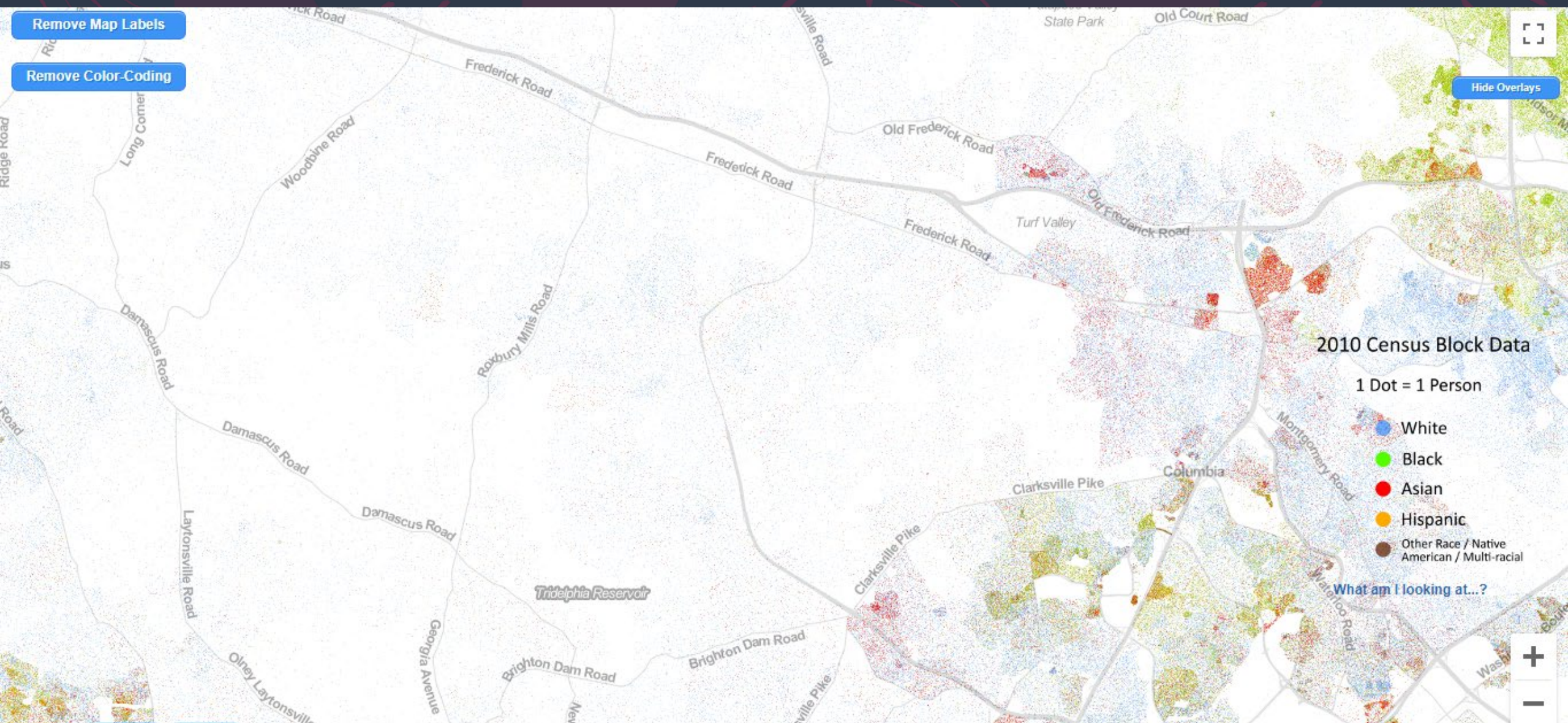
Hide Overlays

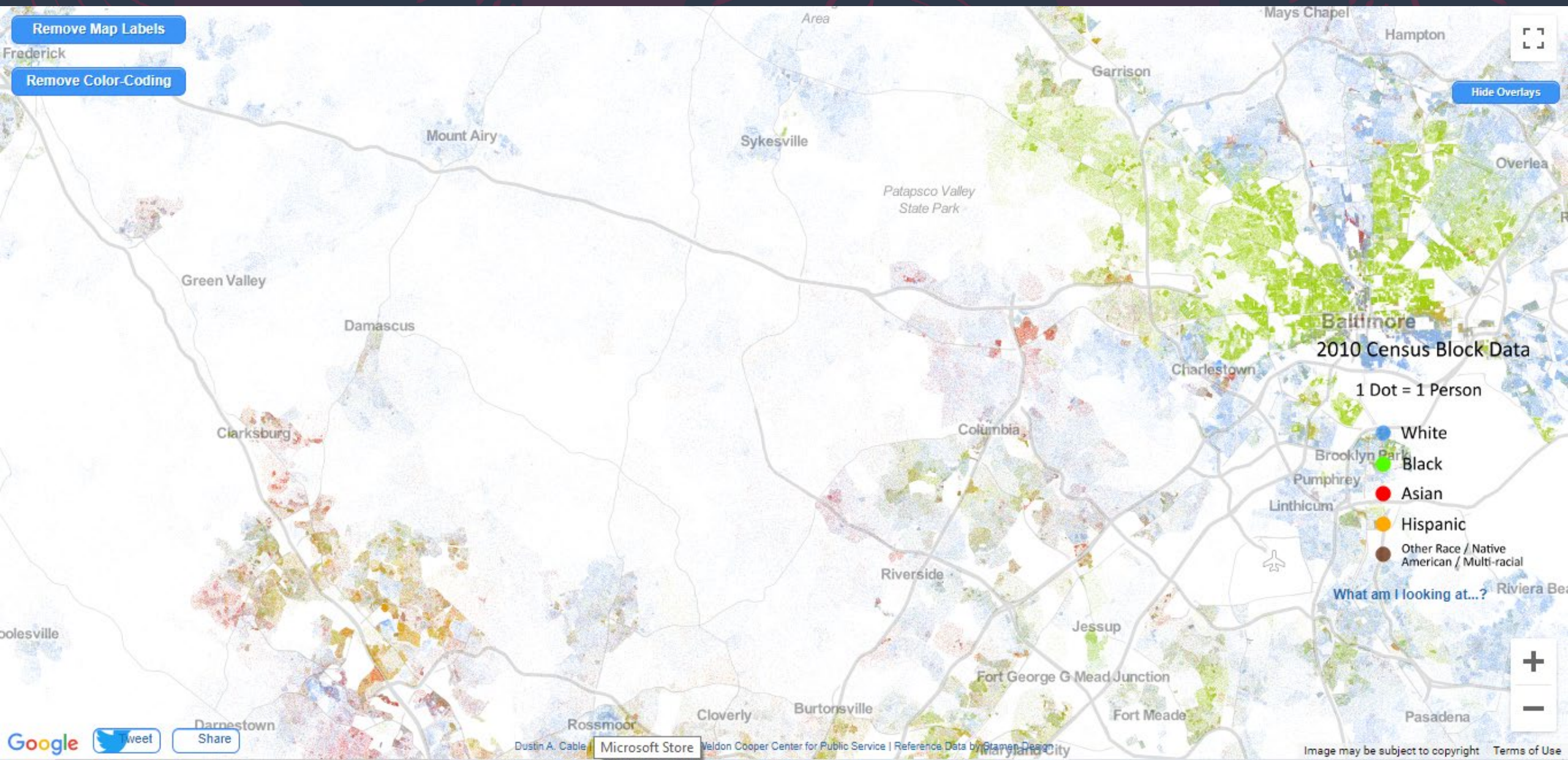
2010 Census Block Data

1 Dot = 1 Person

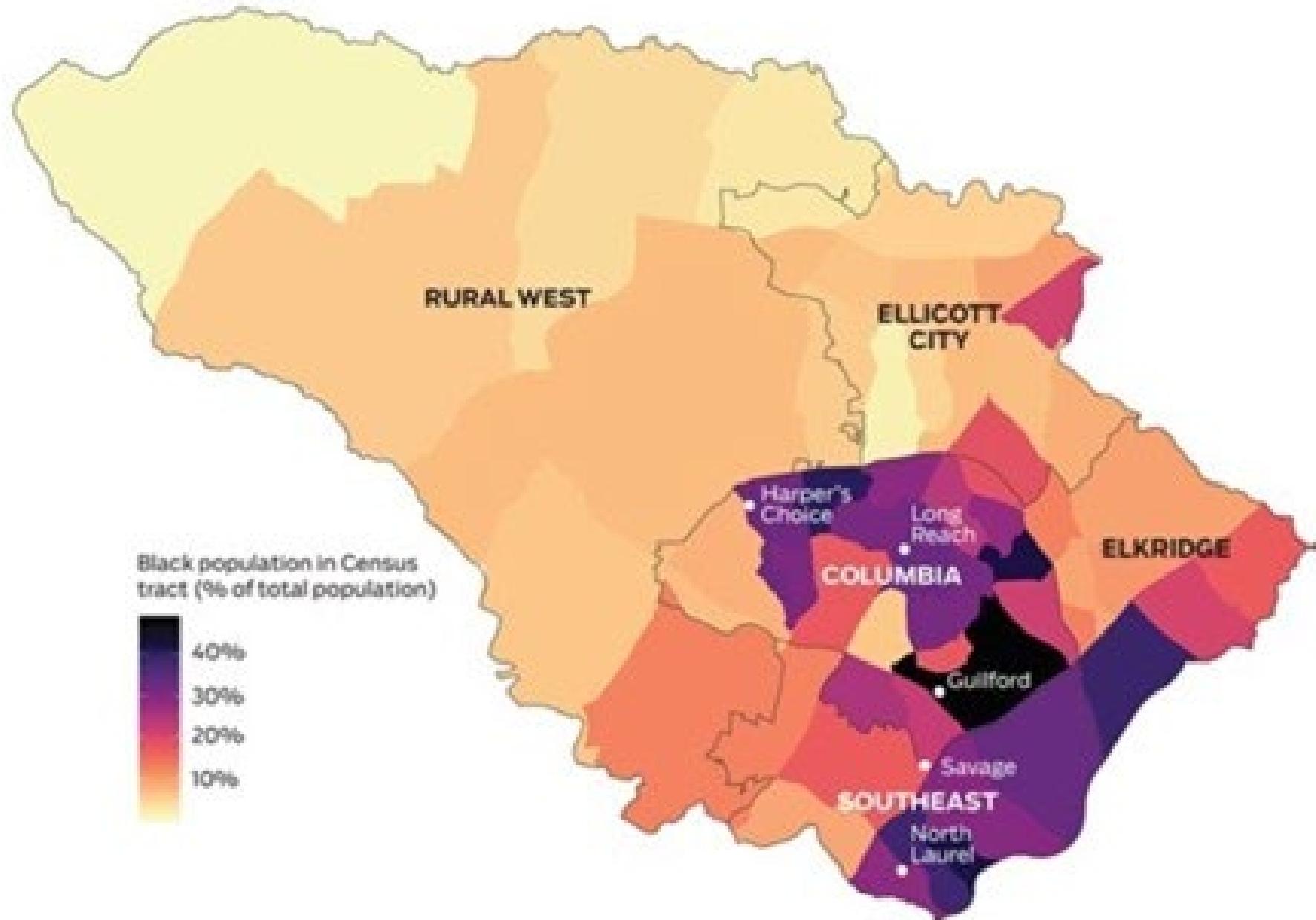
- White
- Black
- Asian
- Hispanic
- Other Race / Native American / Multi-racial

What am I looking at...?





Black population in Howard County, by Census tract



Takeaways

- Multifamily housing is concentrated in eastern HoCo partially as a result of the PSA
- Black people in HoCo primarily reside in areas where there is multifamily housing
 - As can be seen in the dot map and the Black population in HoCo map
- Zoning for multifamily housing is concentrated in the eastern portion of Howard County
 - Certain areas within the PSA are also zoned for low density residential when they don't need to be