

# Data and Tools for Land Use Planning

*Deborah Sward*

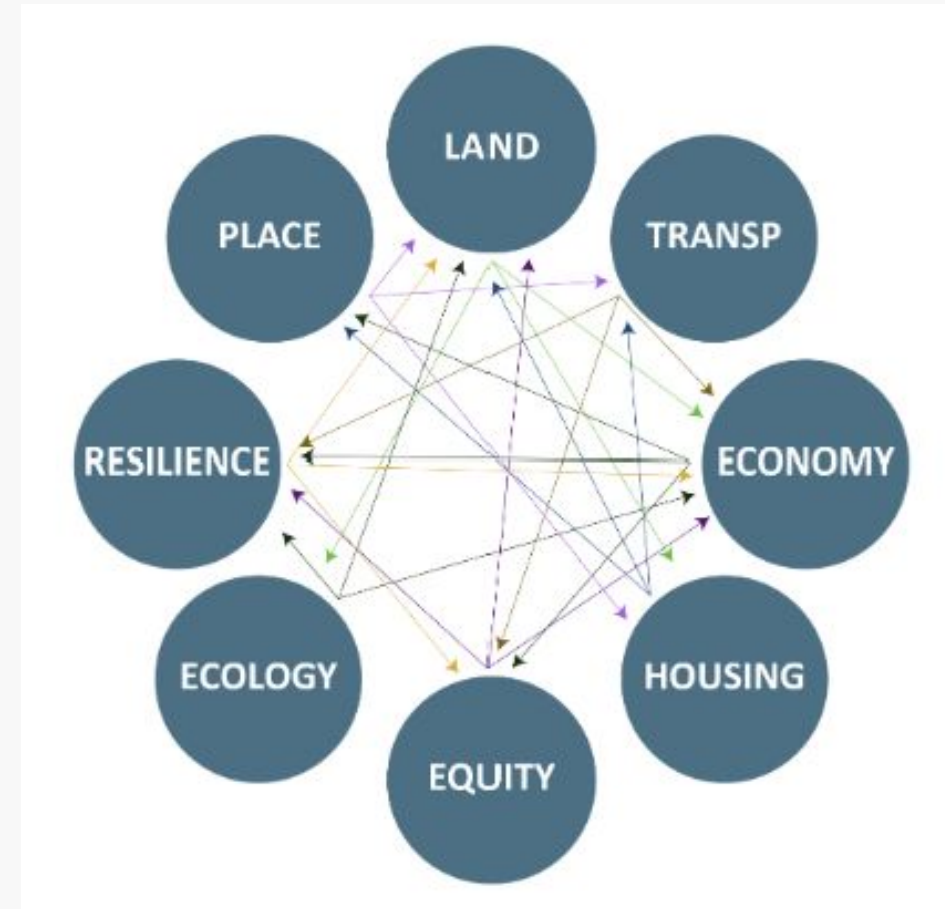
*Maryland Department of Planning*

*Presentation to Chesapeake Bay Program Local Leadership Workgroup*

*August 19, 2025*

# Local Planning in Maryland

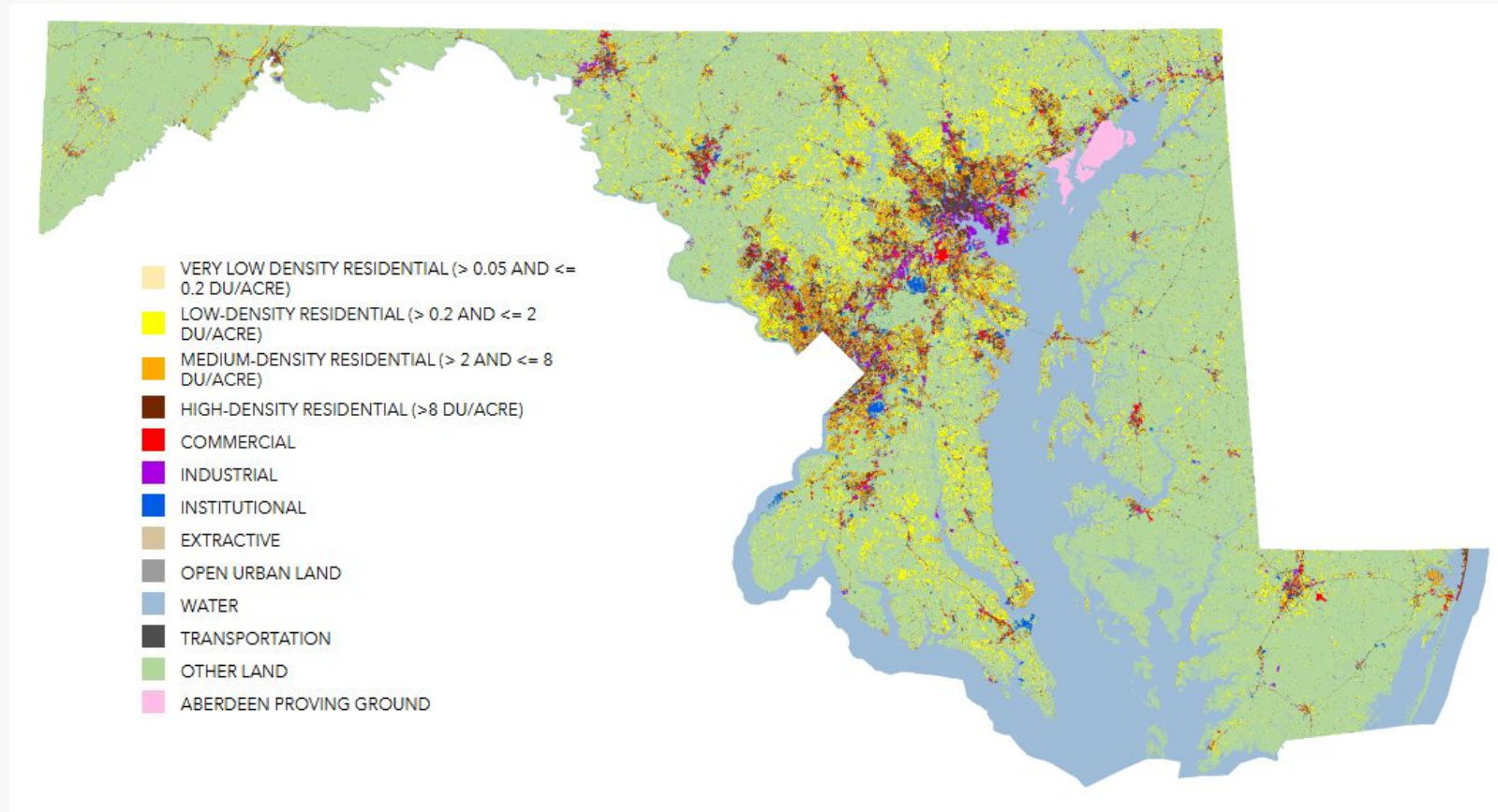
- ▶ County and municipal planning and zoning authority
- ▶ Areas planned for growth and conservation inform:
  - Zoning
  - Infrastructure planning
  - Development
- ▶ Guiding principles
- ▶ Data & Models and Guidelines for Implementation



*New Sustainable Growth Policy and Planning Principles*

# Land Principle

Optimize productivity of **working landscapes**, including **farms** and **forests**, and **fisheries**, and prioritize **development within population centers** that are in proximity to existing infrastructure and facilities.



*Maryland Department of Planning Statewide Land Use Map*



# Statewide Input Data



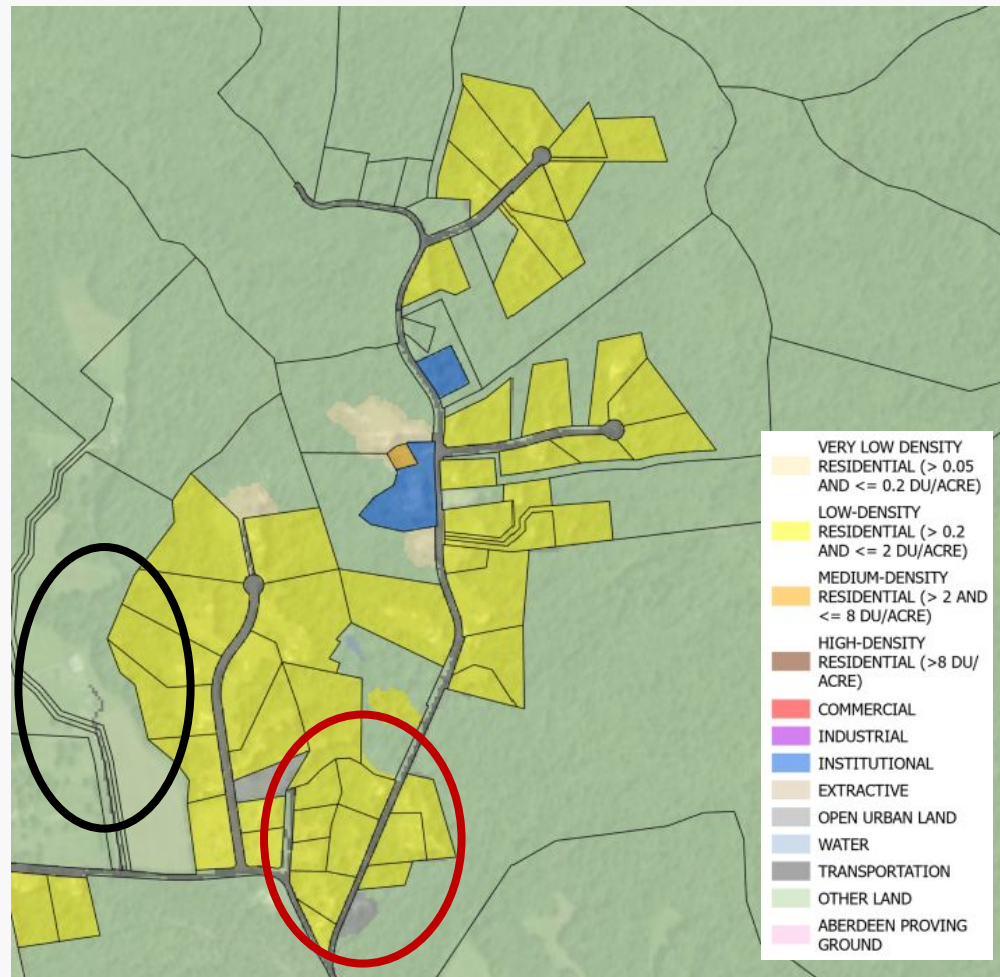
## State Data

Parcel Boundaries with  
Tax Assessment Data

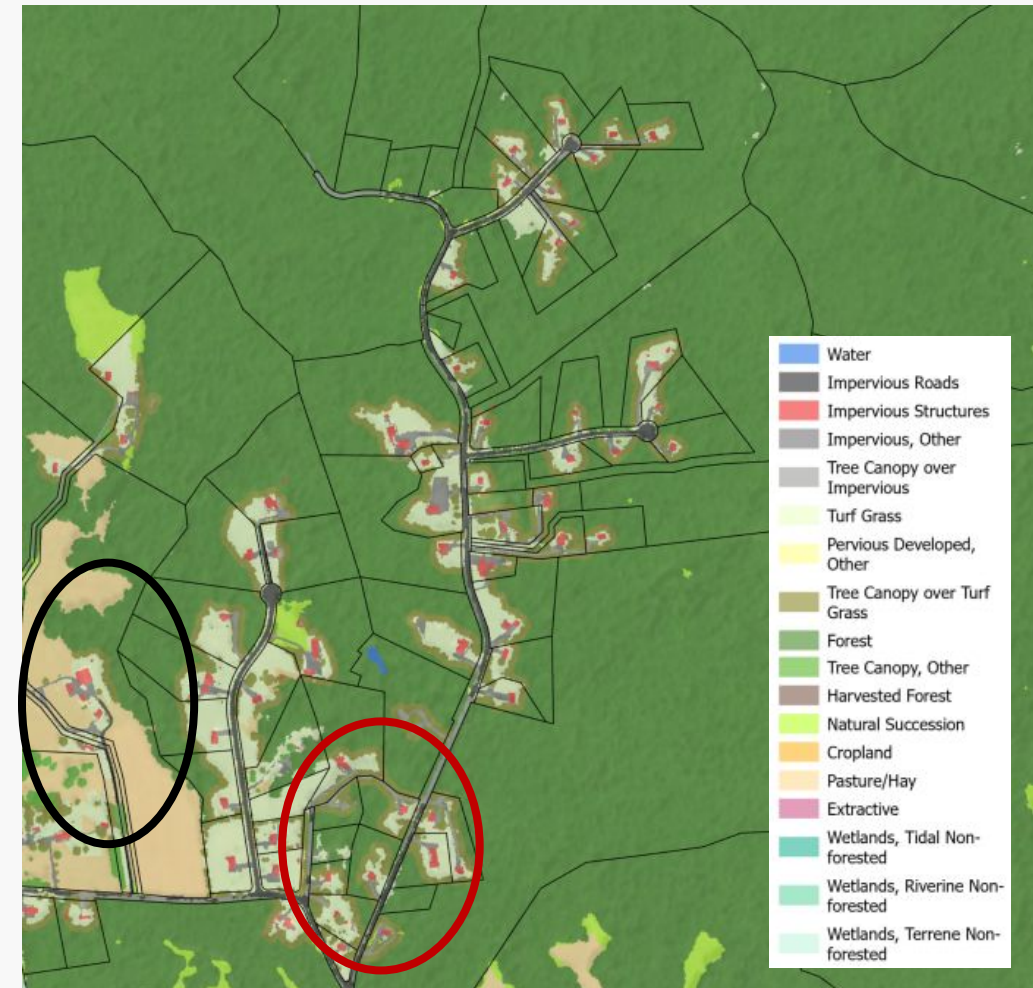
## Chesapeake Bay Program Land Use

- Water
- Impervious Roads
- Impervious Structures
- Impervious, Other
- Tree Canopy over Impervious
- Turf Grass
- Pervious Developed, Other
- Tree Canopy over Turf Grass
- Forest
- Tree Canopy, Other
- Harvested Forest
- Natural Succession
- Cropland
- Pasture/Hay
- Extractive
- Wetlands, Tidal Non-forested
- Wetlands, Riverine Non-forested
- Wetlands, Terrene Non-forested

# A Comparison Between MDP and CBP Land Use



*MDP Land Use*

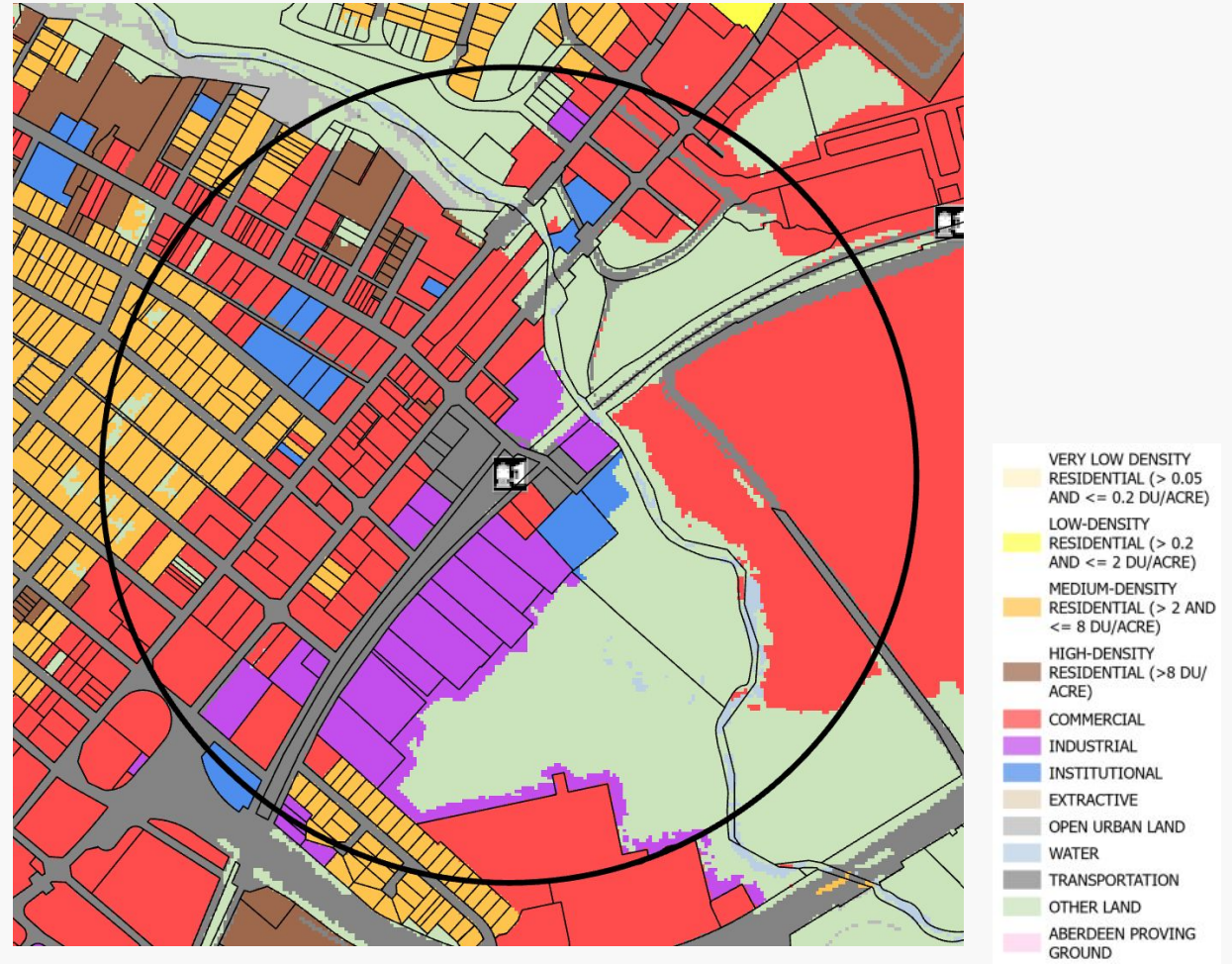


*CBP Land Use (2022 Edition)*



# Use Cases

- Map existing developed and undeveloped areas
- Rate of rural to urban land conversion
- Identify opportunities for greenfield development, infill and redevelopment
- Is there capacity for projected household growth in targeted areas?
- Will existing and proposed development pattern support transit and other infrastructure?

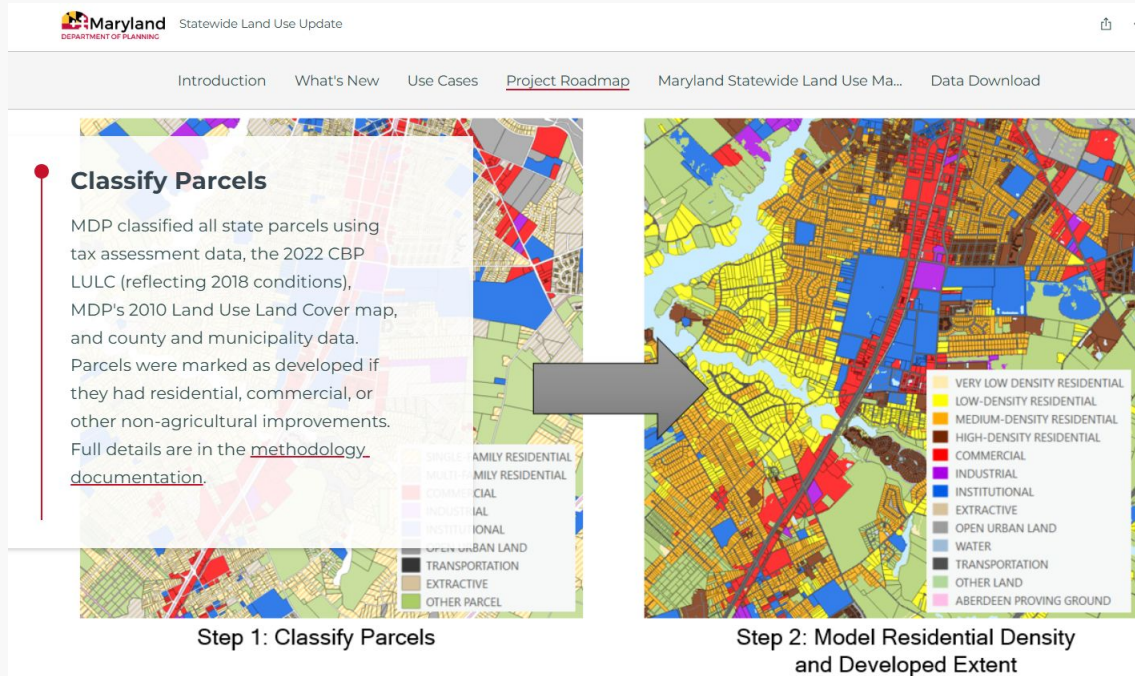


*Existing development near transit stations*



# Data & Tools

## ArcGIS Story Map



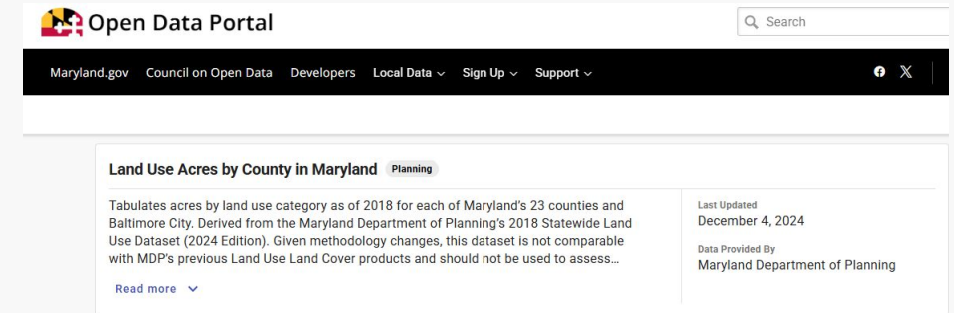
## Data Download with Symbology

MD\_LandUse.zip

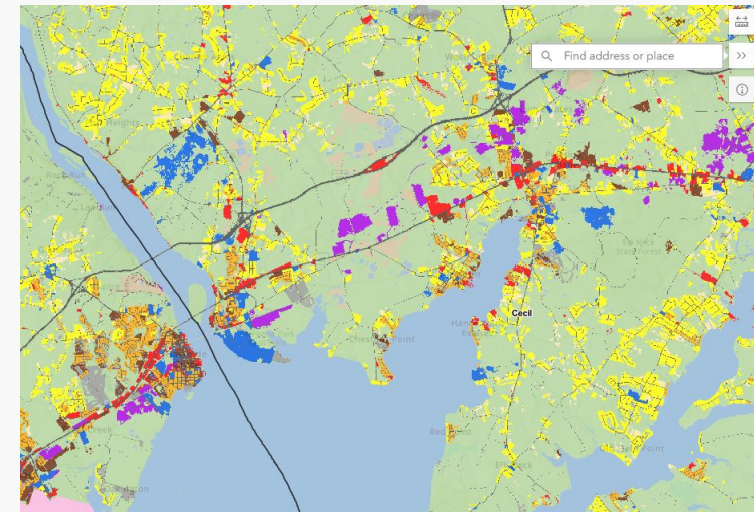
## GIS Web Service

[https://geodata.md.gov/imap/rest/services/PlanningCadastre/MD\\_LandUse/MpServer](https://geodata.md.gov/imap/rest/services/PlanningCadastre/MD_LandUse/MpServer)

## Statistics by County



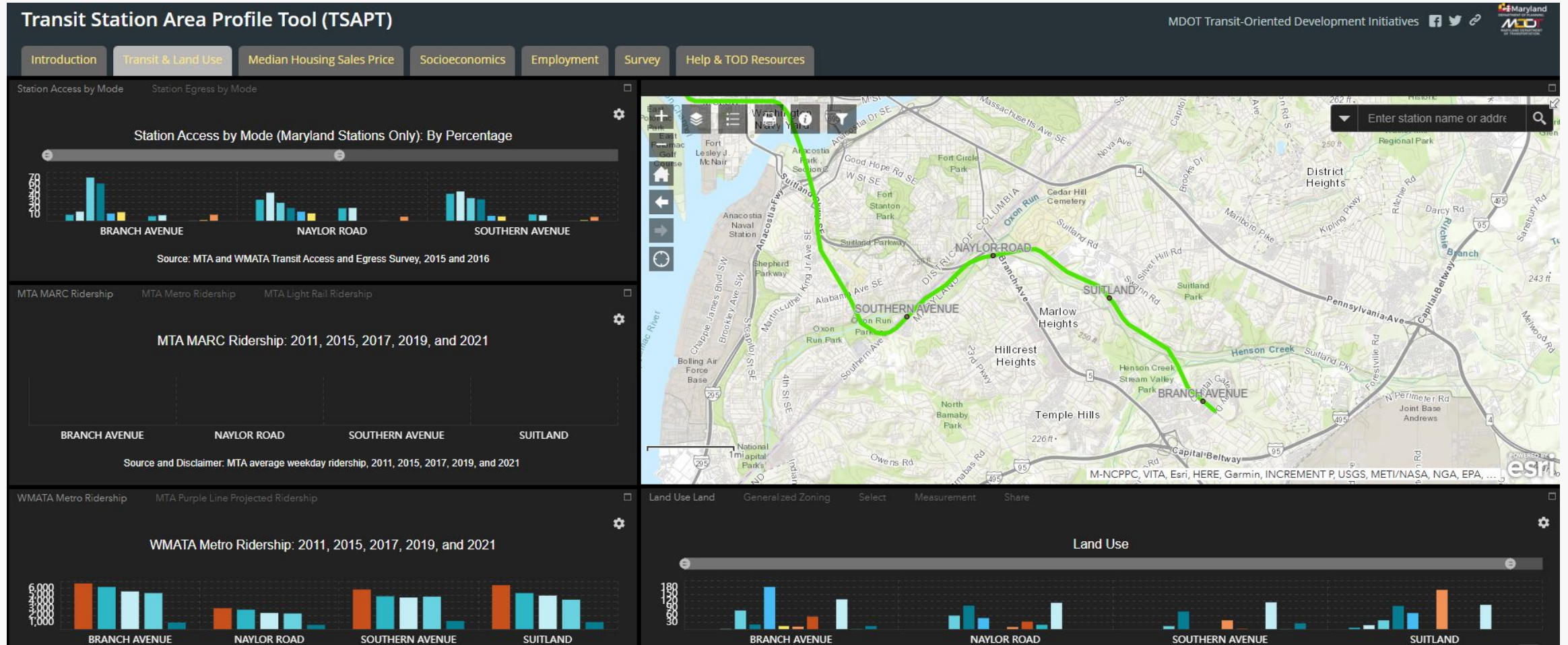
## Web Viewer



<https://planning.maryland.gov/Pages/OurWork/GDA/Land-Use/statewide-land-use-map.aspx>



# Transit Station Area Profile Tool



<https://maryland.maps.arcgis.com/apps/MapSeries/index.html?appid=5cc549f158954c259658a55ceadfdc6b>



# Housing Principle

*Enable a mix of **quality housing types** and **affordability** options to accommodate all who want to live in the state.*

## Models & Guidelines The Housing Element

- Home
- Housing Planning
- Self-Assessments
- Housing Data
- Housing Practices
- Affordable Housing Resources
- Goals, Objectives, and Strategies
- **HB 90: Affirmatively Furthering Fair Housing**
- Summary Presentation
- Models & Guidelines Synopsis

## Additional Resources

- Additional Housing Resources
- Maryland Housing Needs Assessment & 10-Year Strategic Plan
  - Needs Assessment Summaries (published in Planning Practice News)
    - **Part I - Introduction/Overview**

## Models & Guidelines: The Housing Element

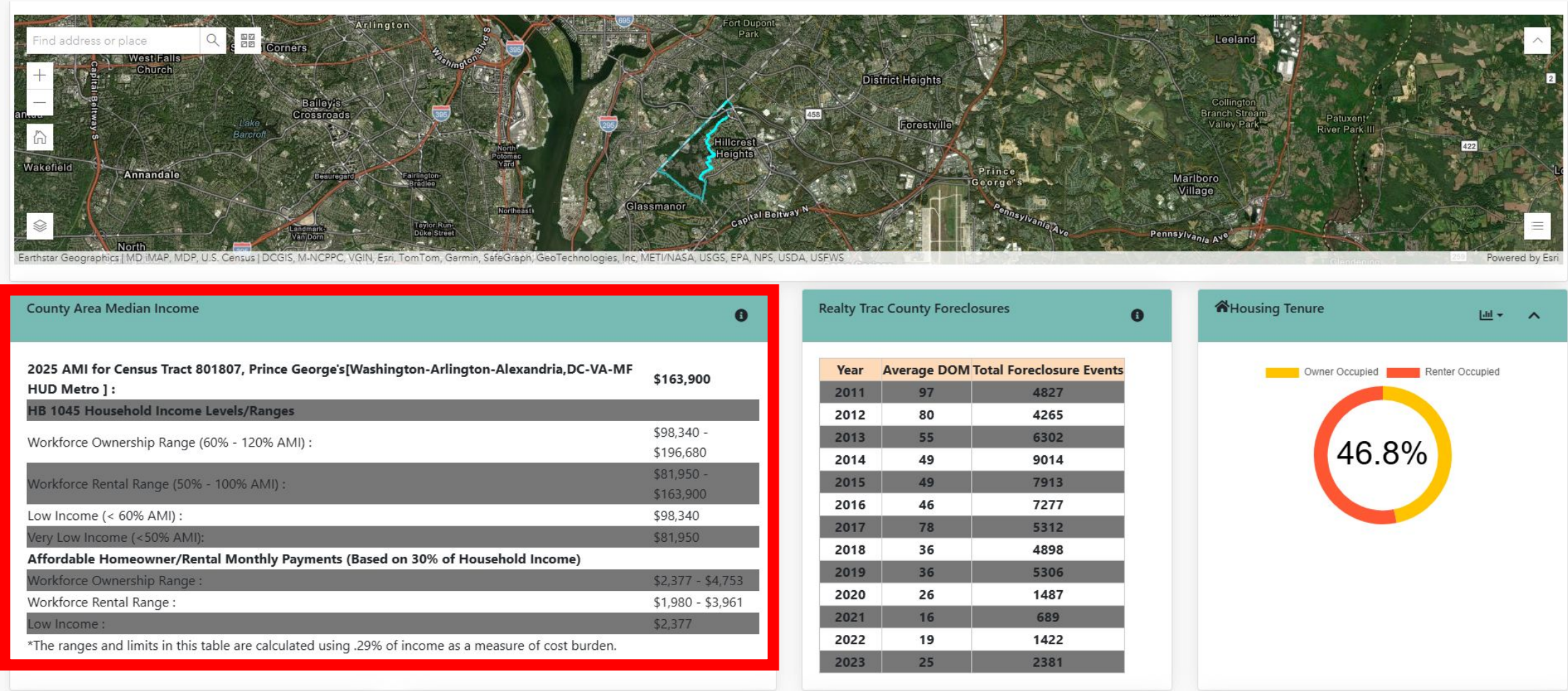
### Introduction

The Maryland Department of Planning (Planning) is the primary state agency responsible for reviewing comprehensive plans, providing technical assistance to complete them, and creating Models and Guidelines (M&G) to implement them. In response to Senate Bill (SB) 55 (2019), Planning is the central repository for all comprehensive plans and amendments and they are compiled on our **Comprehensive Plans** webpage. In this role, Planning collaborates with other state agencies and local staff at every step of the process — from community outreach efforts to plan implementation. As planning statutes change in Maryland, we seek to respond with expertise, resources, and guidance for communities.



<https://planning.maryland.gov/Pages/OurWork/PBP/housing-element-mg/housing-element-home.aspx>

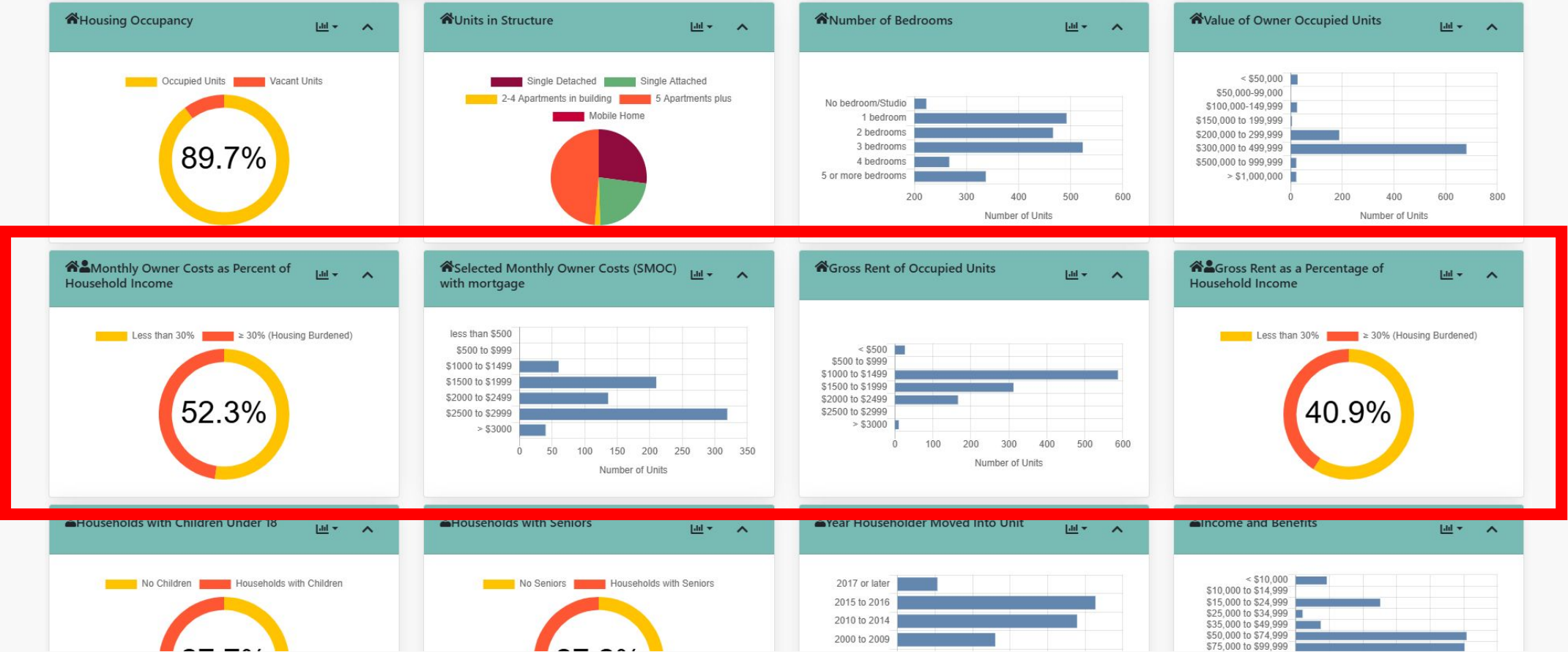
# Housing Dashboard



<https://apps.planning.maryland.gov/hb1045/index.html>



# Housing Dashboard



<https://apps.planning.maryland.gov/hb1045/index.html>

# Summary



Centralized Data and Tools



Flexible Guidance/Options  
for Leveraging Data and  
Tools



Collect and Share Best  
Practices and Feedback



Respond to Rapidly  
Evolving Data  
Environment



# Thank You

**For more information, please contact us!**  
[deborah.sward@maryland.gov](mailto:deborah.sward@maryland.gov)