



RESEARCH REPORT

A publication providing statistical information on Howard County demographics, socioeconomic and employment trends and patterns. Available from the Department of Planning and Zoning by calling (410) 313-4370.

Howard County Residential Building Permits – 1991 to 2002

Introduction

Since 1991, the Department of Planning and Zoning (DPZ) has maintained a building permit database based on daily information received from the Department of Inspections, Licenses and Permits. This information is used to maintain DPZ's land use database as well as to publish DPZ's monthly Construction Report and annual Development Monitoring System report.

Recently, in order to assist the Howard County Public School System with student enrollment projections, residential building permits were geocoded to street addresses. ***This current Research Report graphically depicts in map format the geocoded building permits on an annual basis over the 1991 through 2002 time period. Results are shown by Planning Area.*** Annual maps as well as a larger summary map for each Planning Area depicting major subdivisions are included.

Note that given the large file size of this document, which has been converted to Adobe Acrobat format for viewing over the internet, it has been broken up into five additional sections, one for each Planning Area, to avoid cumbersome download times. Click on the appropriate link on the web page for each section.

Summary

From 1991 through 2002, 21,831 residential structures have been built in the County. These have been geocoded and mapped and are shown on the following pages with a single dot representing each structure. (Note that for purposes of this analysis, apartment buildings are considered a structure. Including individual apartment *units*, there were actually 24,136 building permits issued during the 12 year time period, an average of about 2,000 units per year. For further details on unit counts by unit type and location, please refer to DPZ's Development Monitoring System Report.)

The table and chart below summarize the data by Planning Area for each year. Over the twelve year period, Columbia has had the most residential structures built (5,822), followed by Ellicott City (4,674) and then Elkridge (4,667). The Rural West has had 3,884 new structures built and

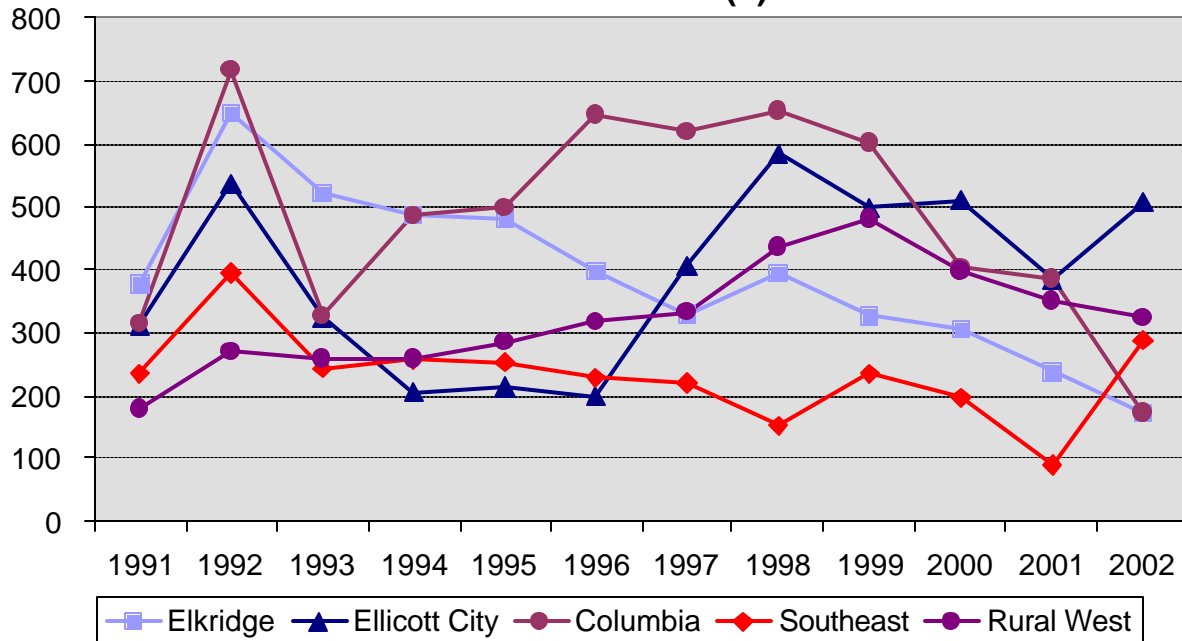
the Southeast 2,784 new structures. The maps on the subsequent pages show these developments over time, clearly depicting development patterns and unit concentrations.

Issued Residential Building Permits - 1991 to 2002 (1)

Year	Elkridge	Ellicott City	Columbia	Southeast	Rural West	Total
1991	377	310	313	233	177	1,410
1992	648	537	718	394	270	2,567
1993	521	322	327	242	257	1,669
1994	485	204	486	259	258	1,692
1995	481	212	499	253	283	1,728
1996	396	199	645	228	318	1,786
1997	329	406	619	220	333	1,907
1998	393	585	653	152	436	2,219
1999	325	497	601	233	481	2,137
2000	305	509	403	196	397	1,810
2001	236	386	386	88	350	1,446
2002	171	507	172	286	324	1,460
Total	4,667	4,674	5,822	2,784	3,884	21,831

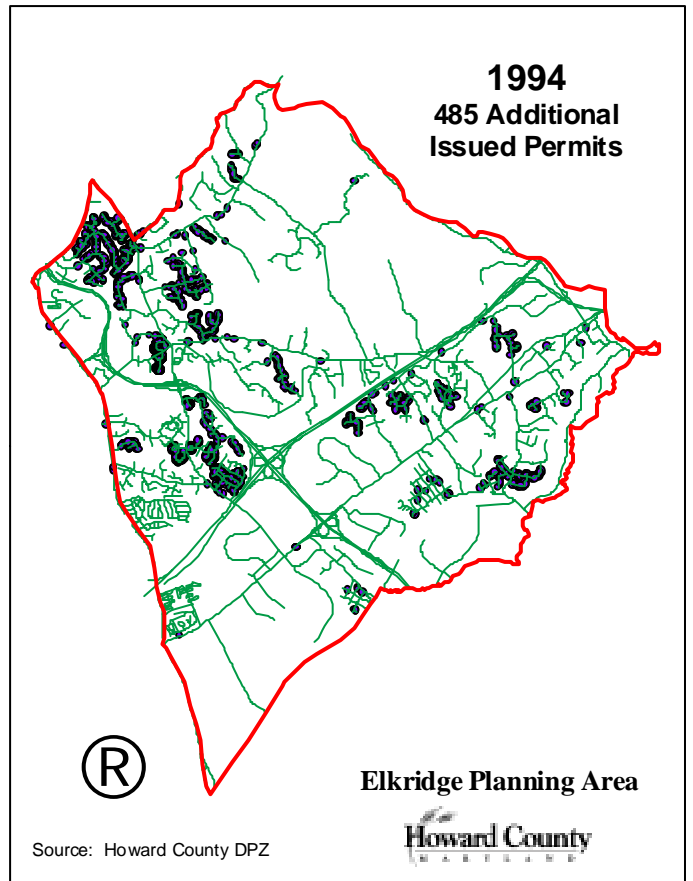
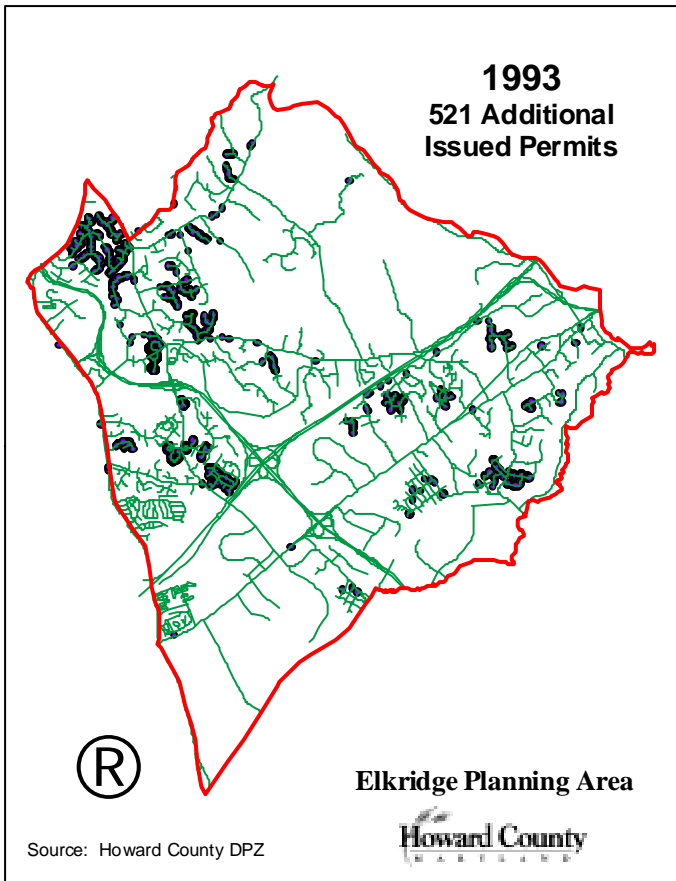
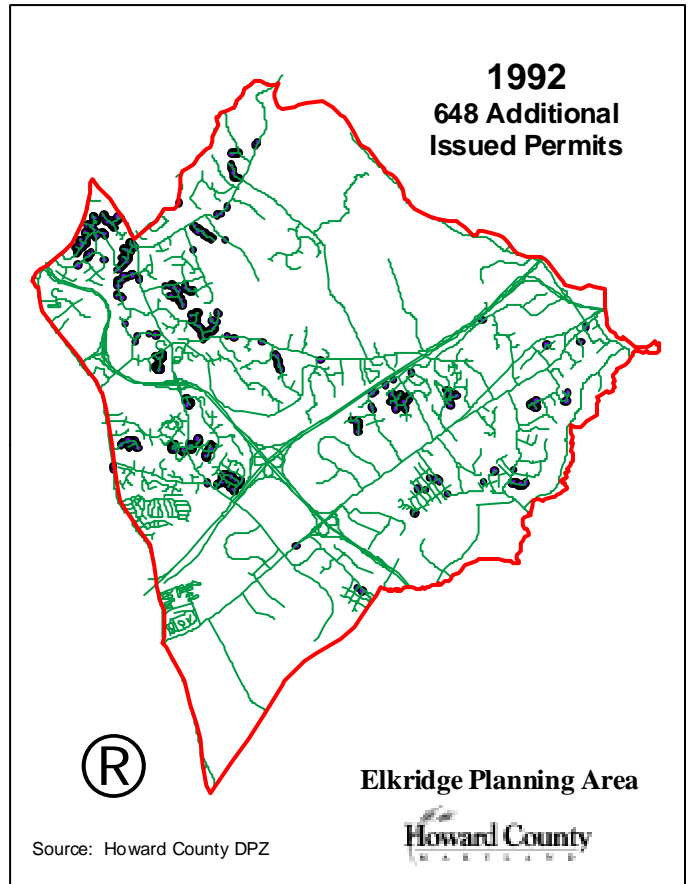
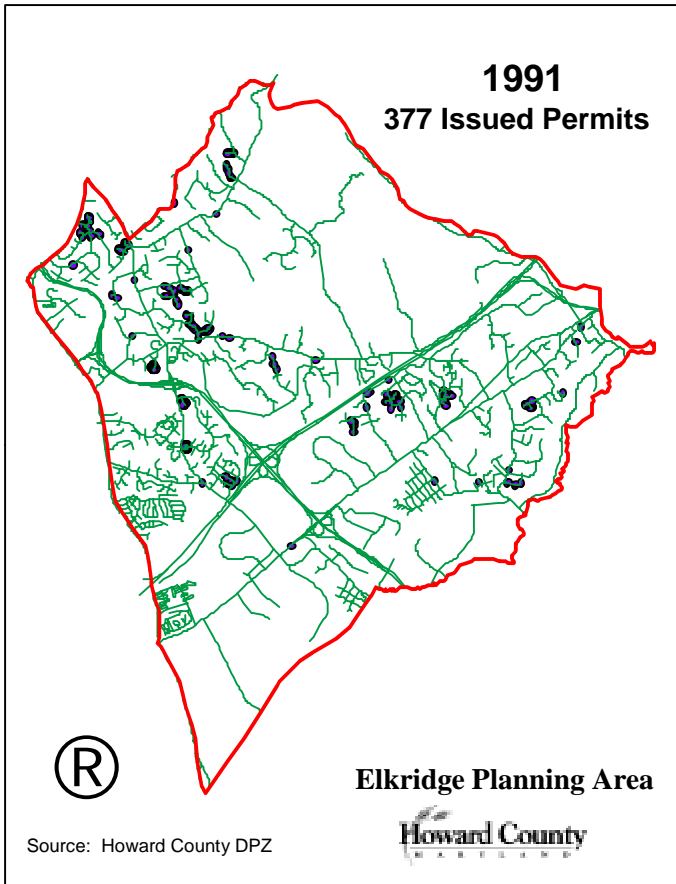
(1) Total structures, does not include individual unit counts for apartments. Please refer to Development Monitoring System reports for total permits by unit type.

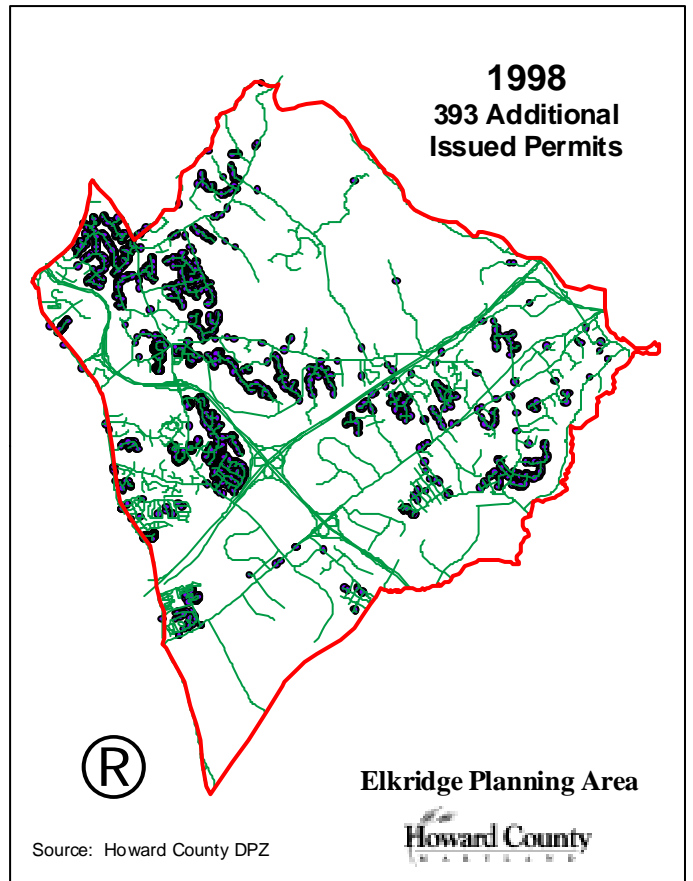
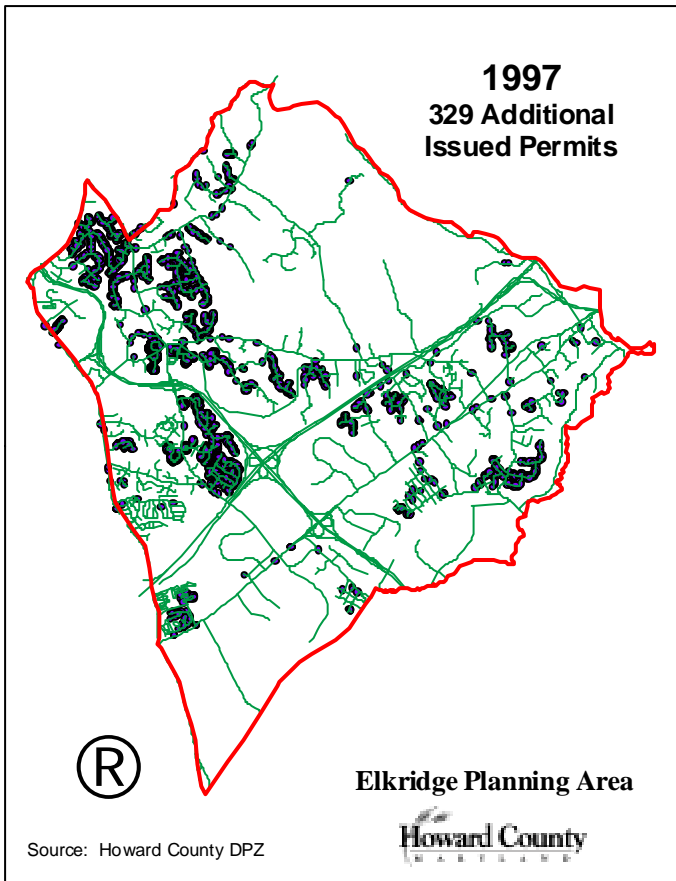
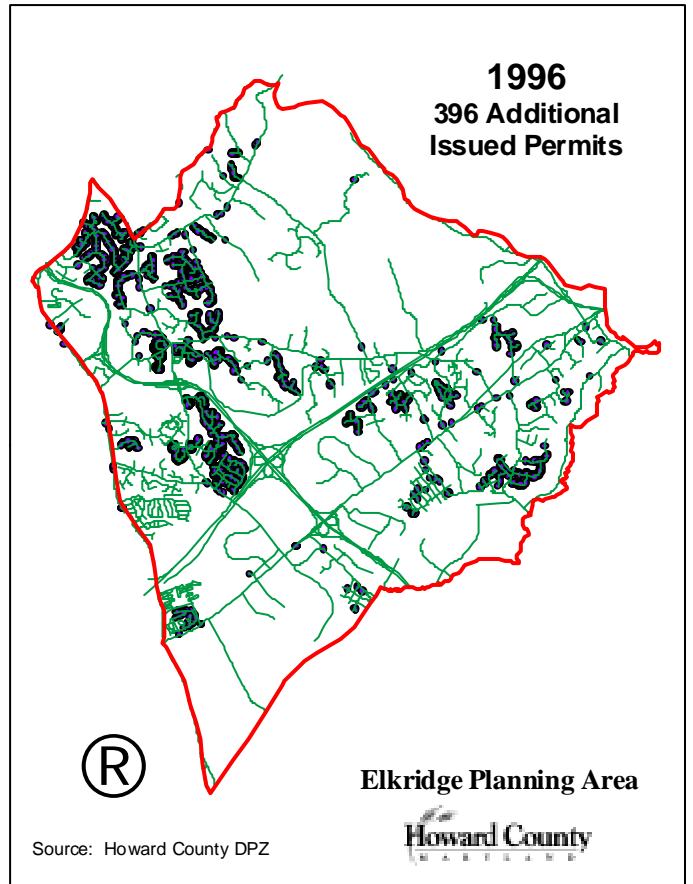
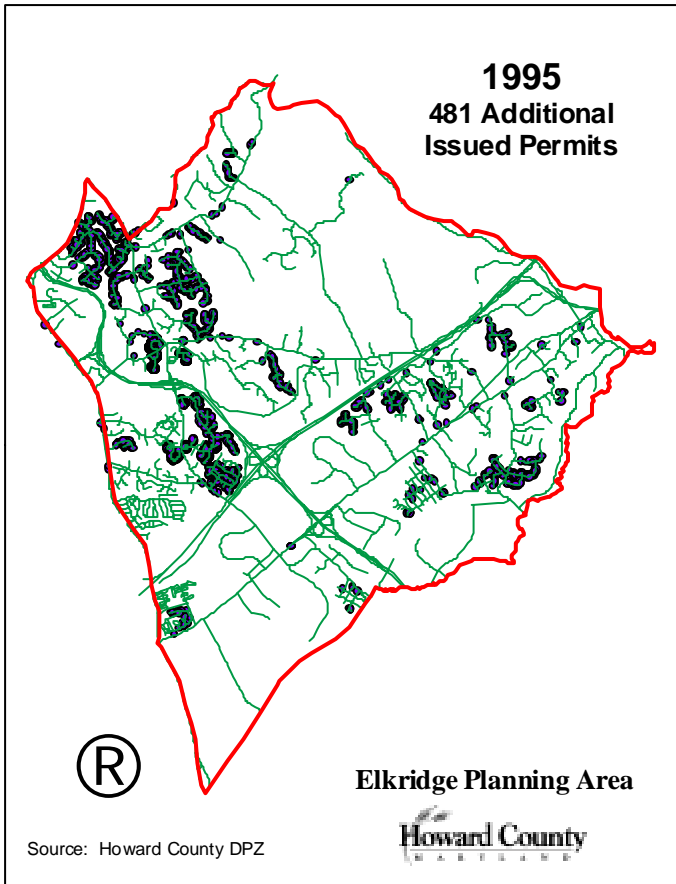
**Issued Residential Building Permits in Howard County
1991 to 2002 (1)**

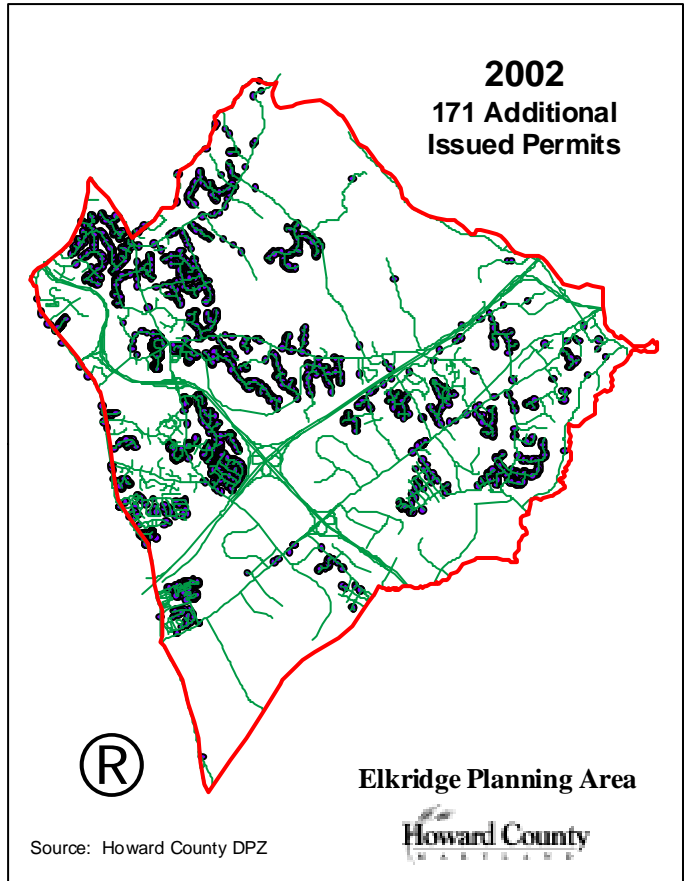
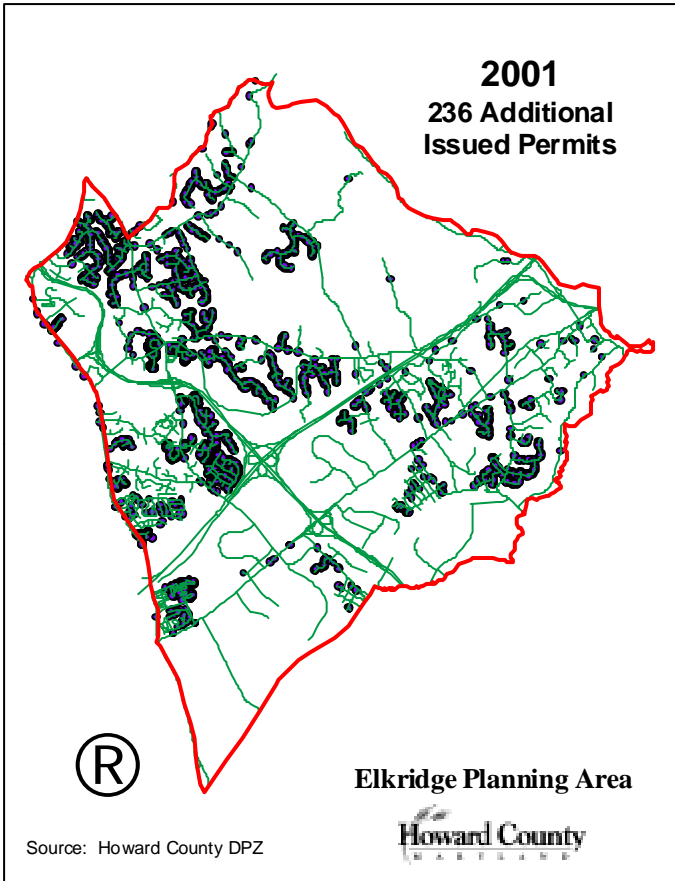
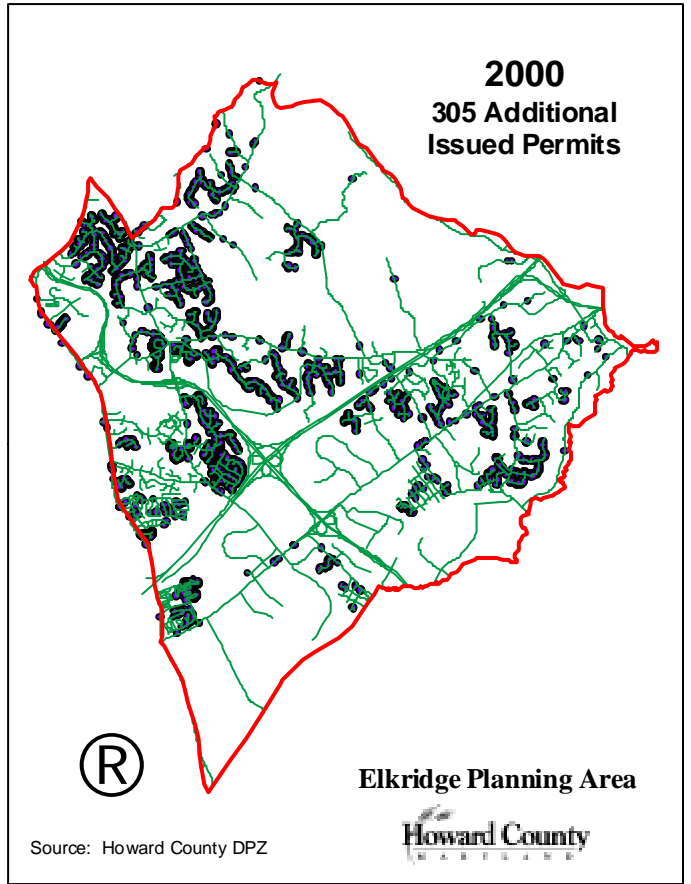
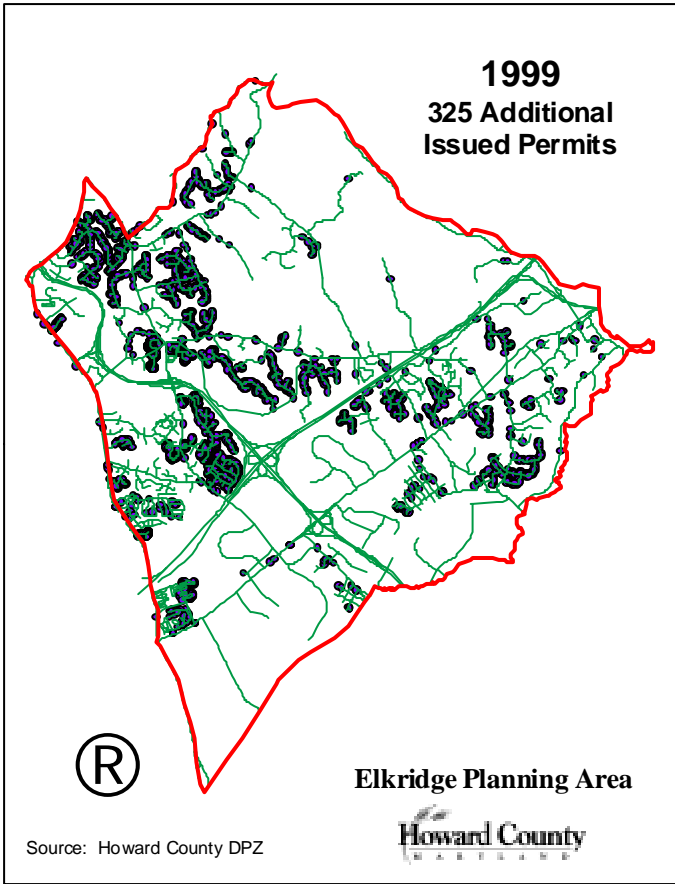


(1) Total structures, does not include individual unit counts for apartments. Please refer to the Development Monitoring System report for total permits by unit type.

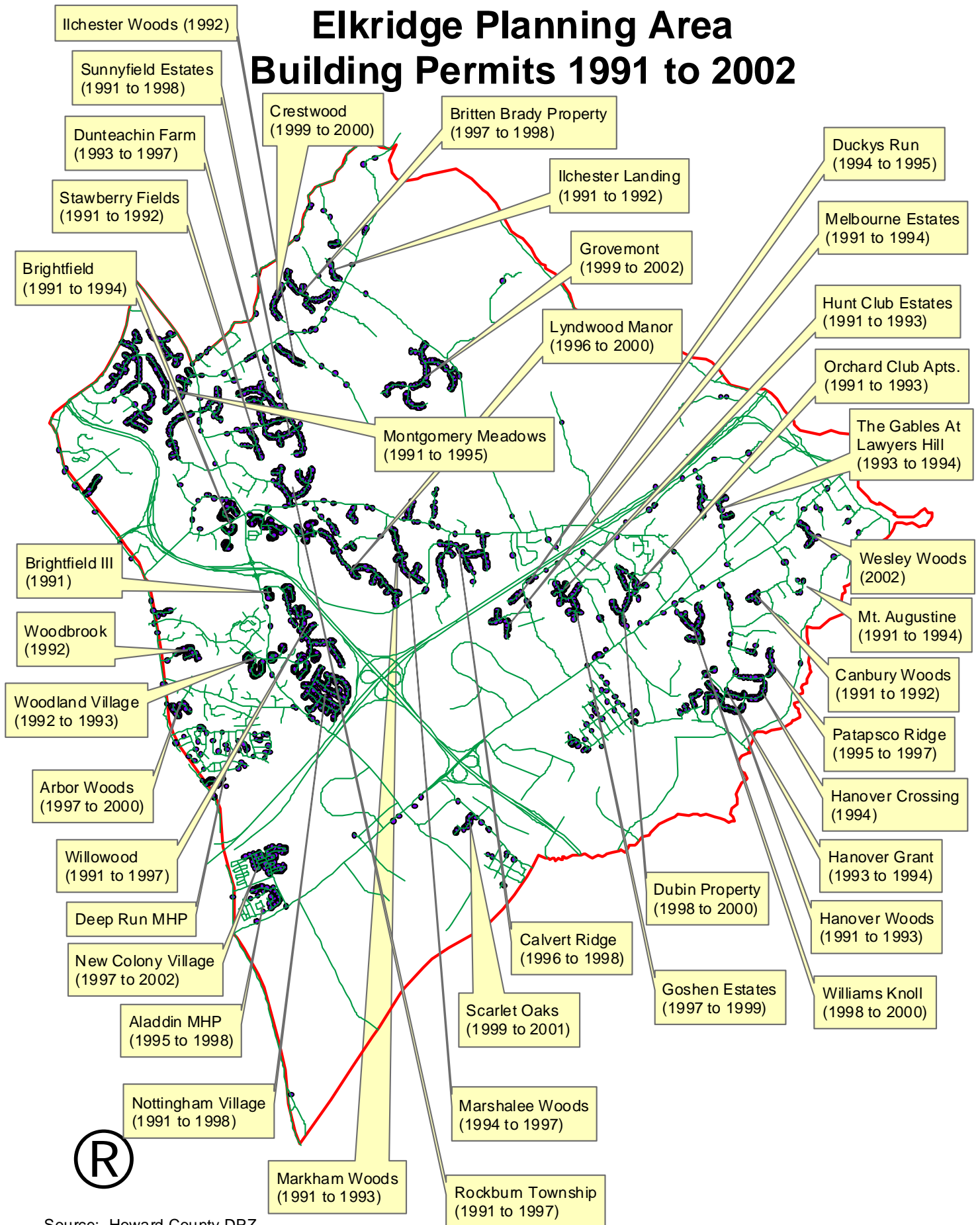
ELKRIDGE PLANNING AREA





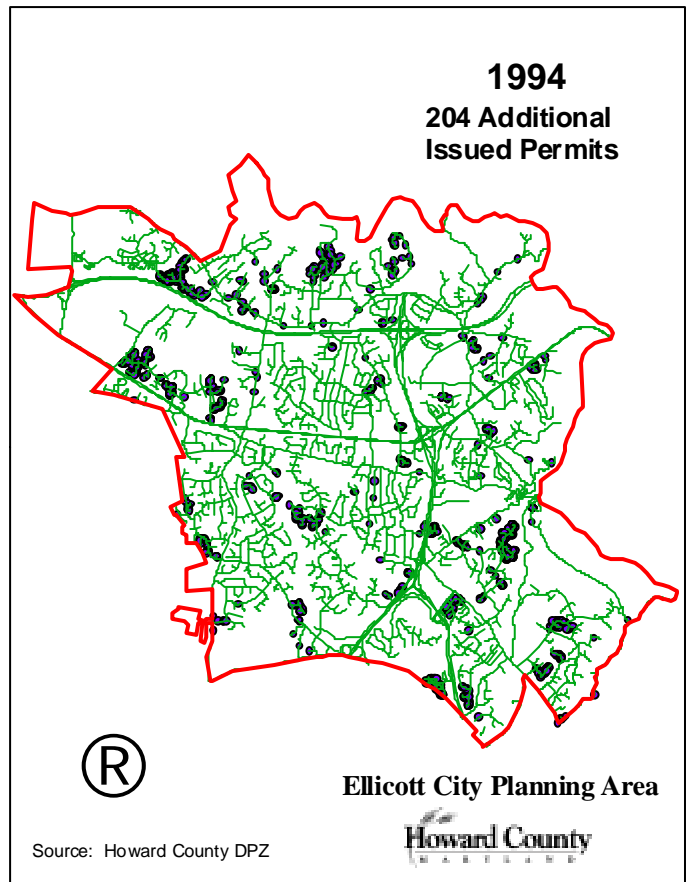
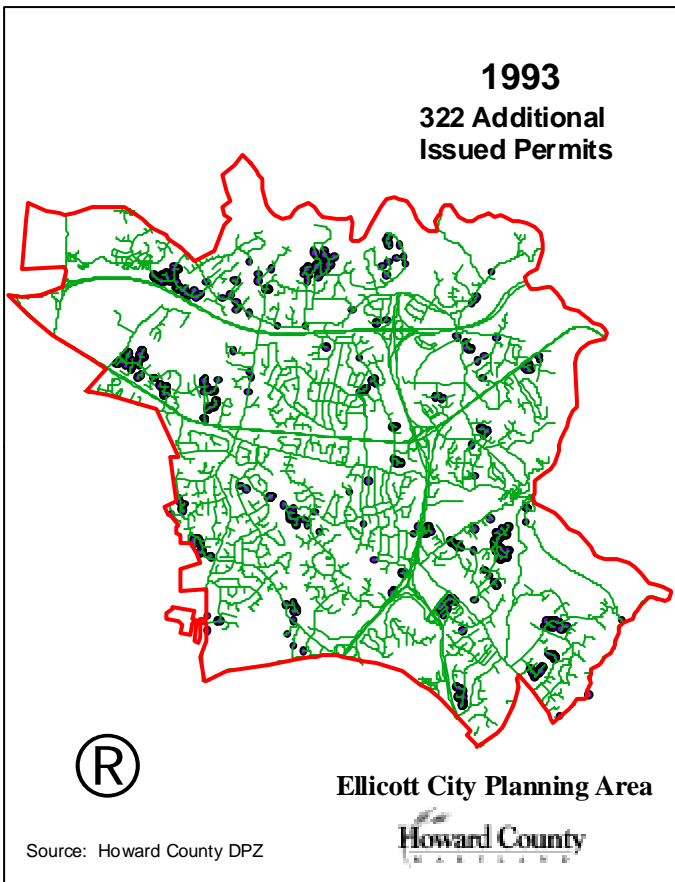
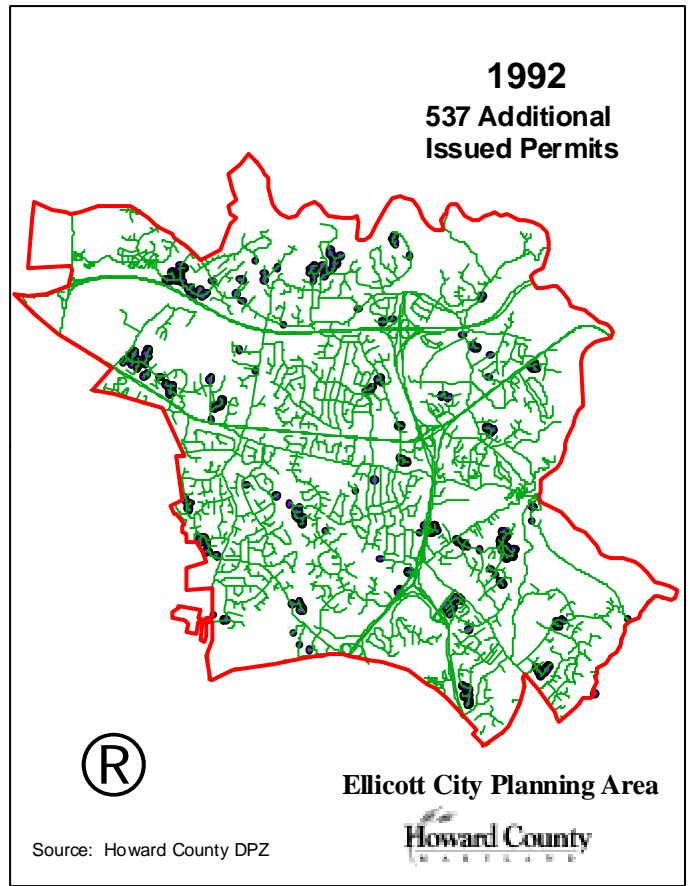
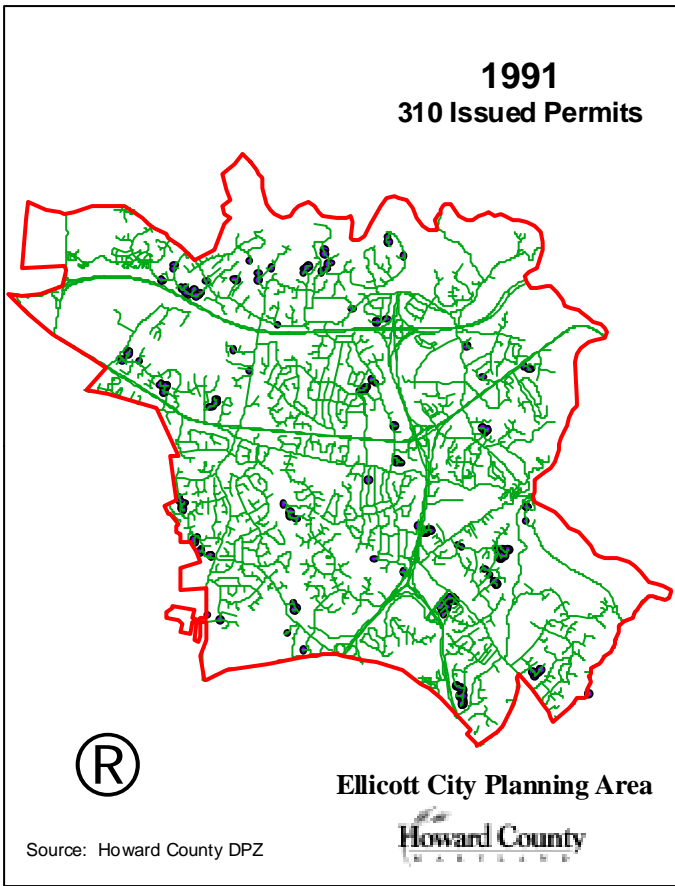


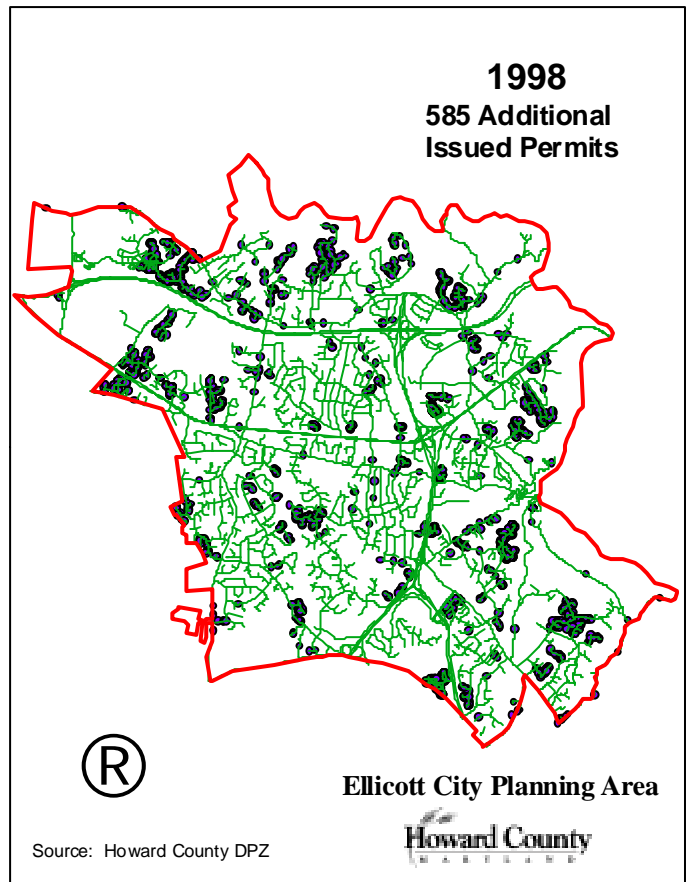
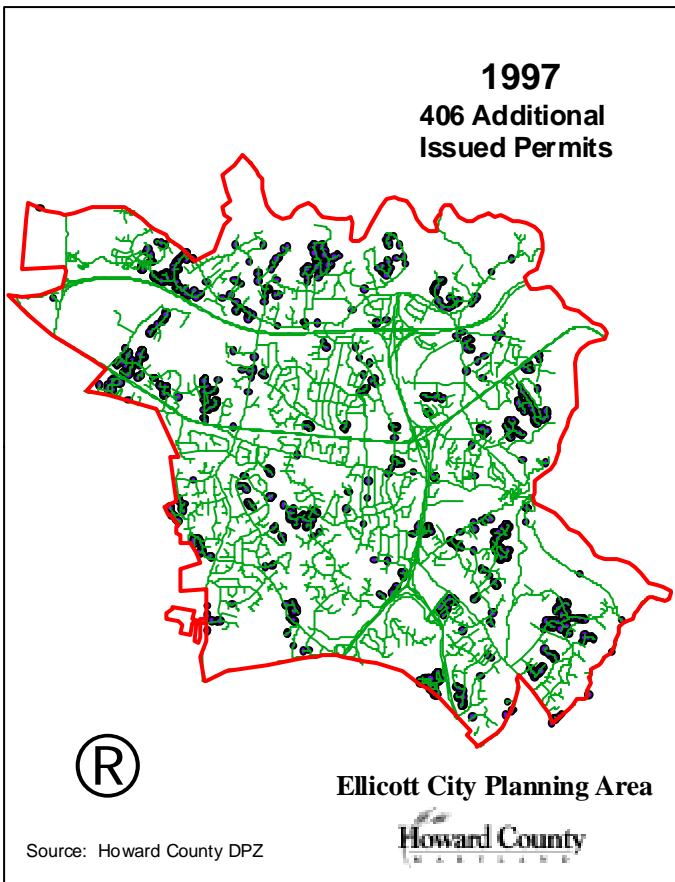
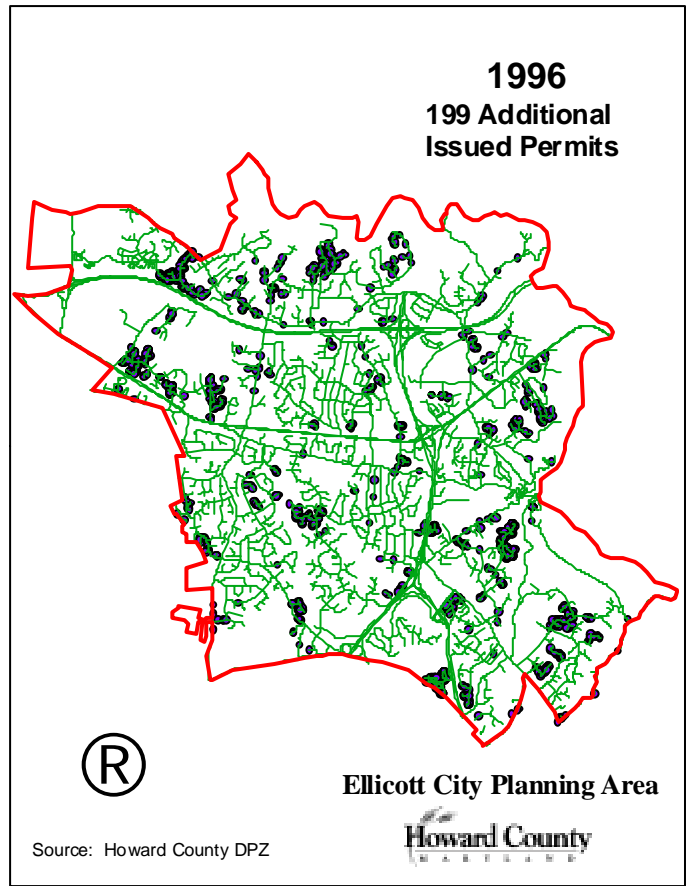
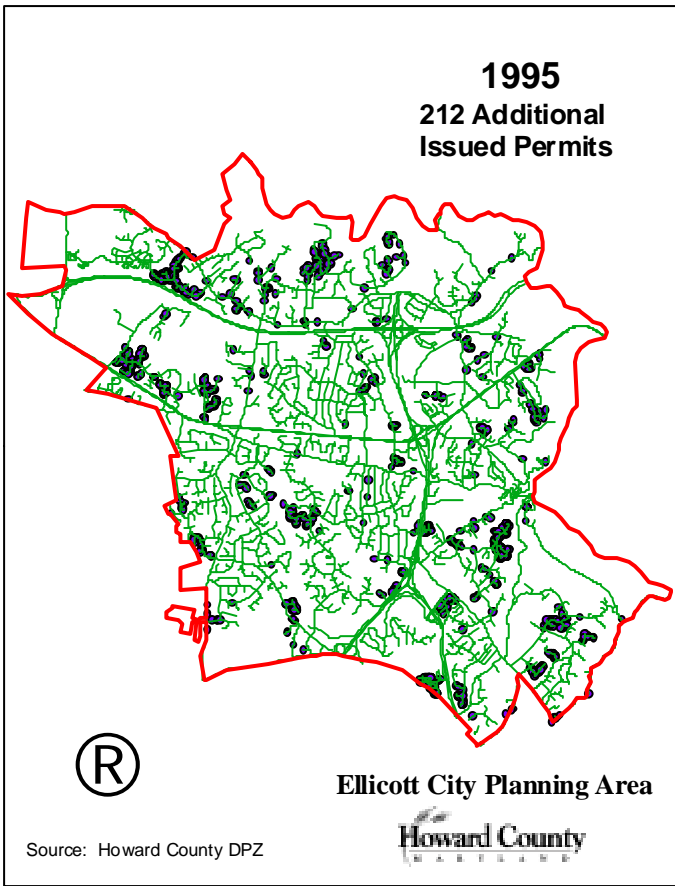
Elkridge Planning Area Building Permits 1991 to 2002

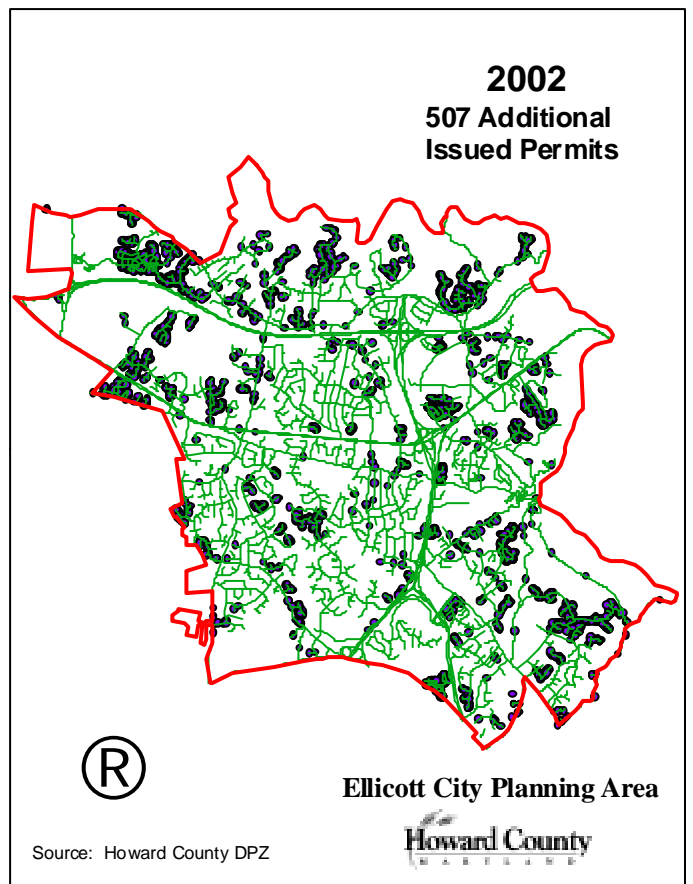
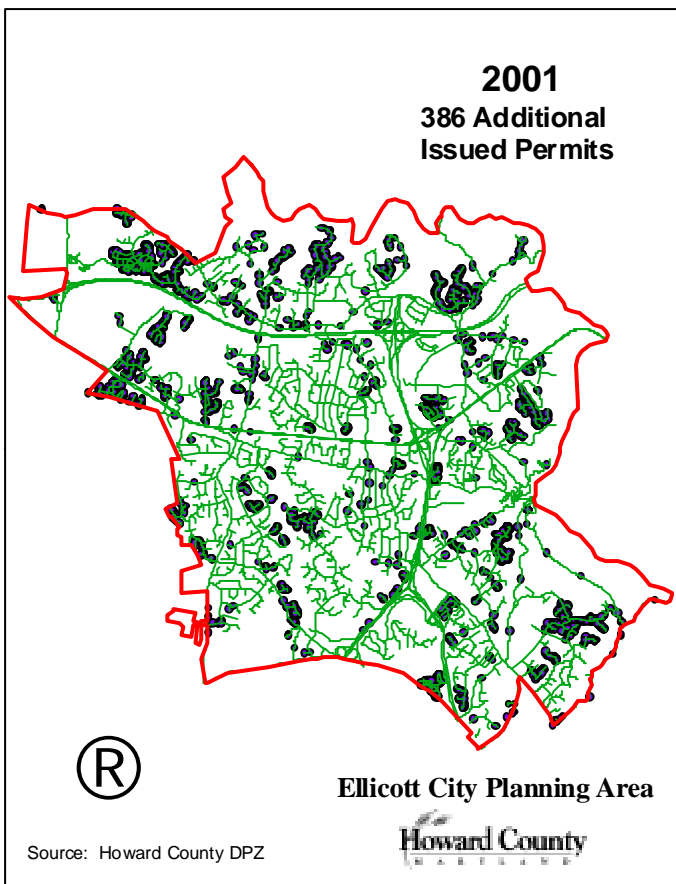
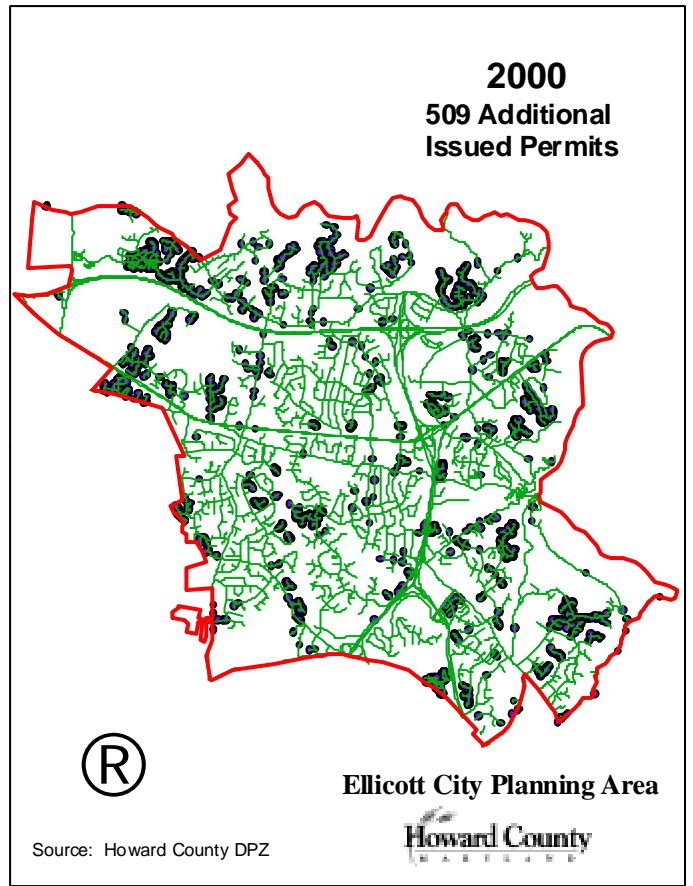
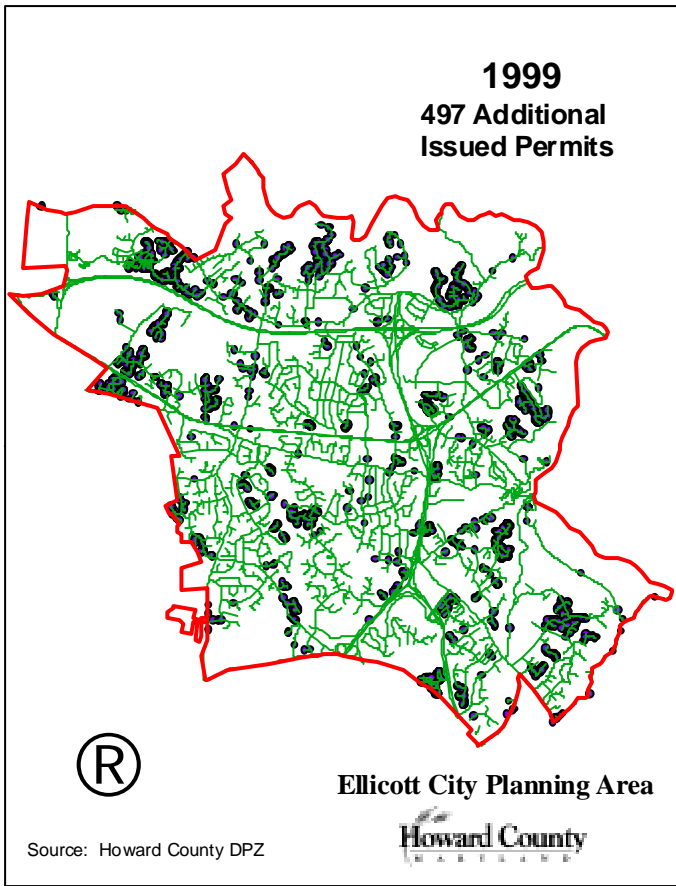


Source: Howard County DPZ

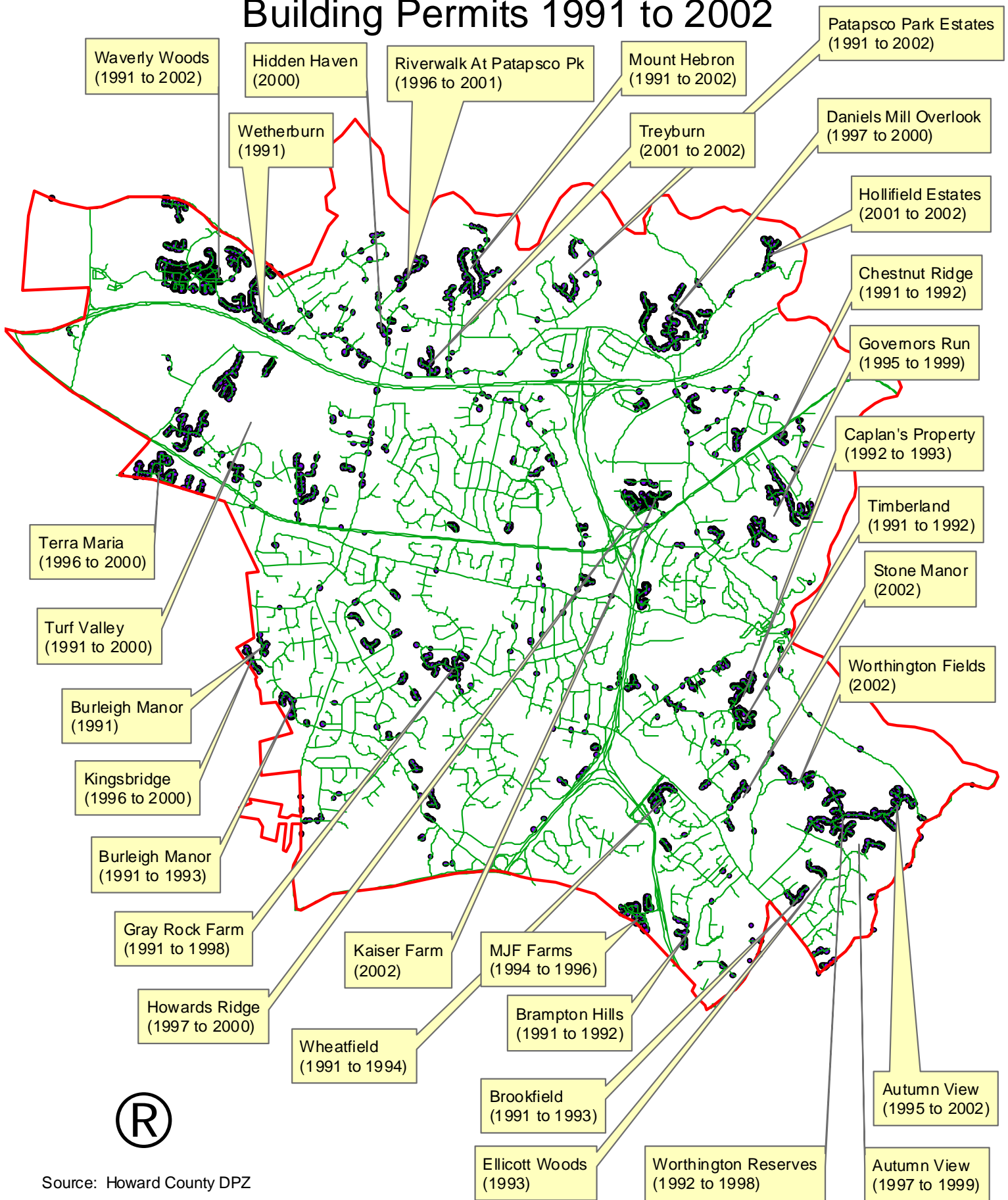
ELLICOTT CITY PLANNING AREA







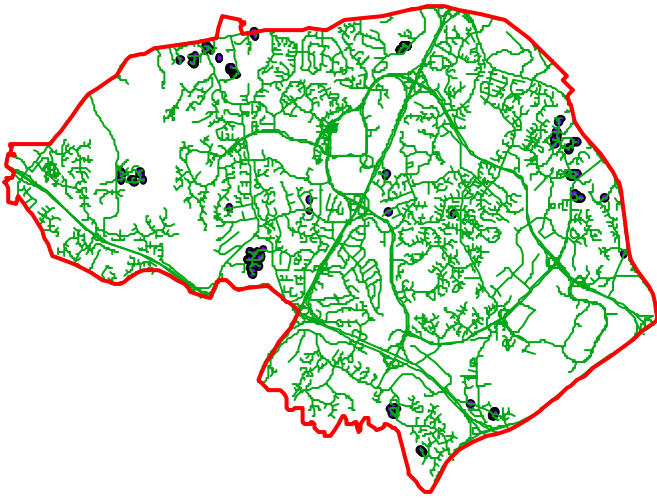
Ellicott City Planning Area Building Permits 1991 to 2002



Source: Howard County DPZ

COLUMBIA PLANNING AREA

1991
313 Issued Permits

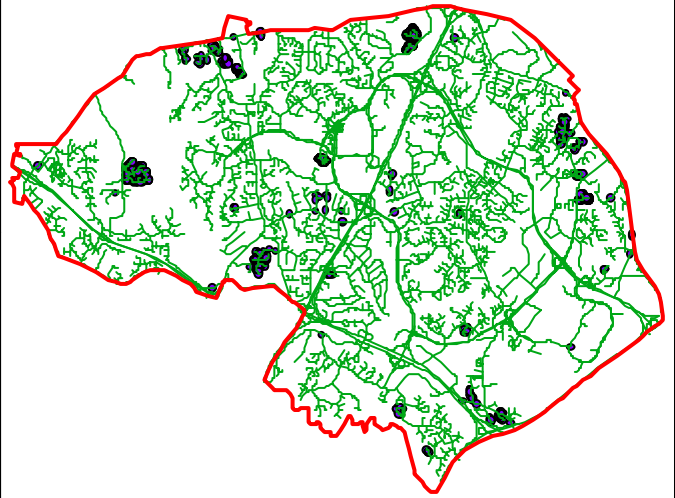


Columbia Planning Area



Source: Howard County DPZ

1992
718 Additional Issued Permits

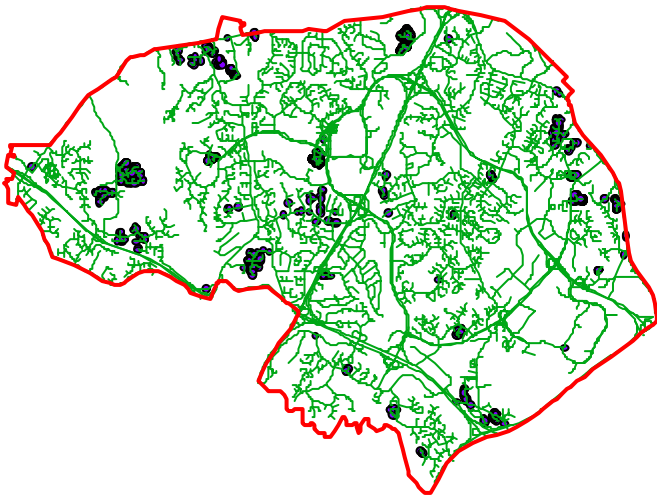


Columbia Planning Area



Source: Howard County DPZ

1993
327 Additional Issued Permits



Columbia Planning Area



Source: Howard County DPZ

1994
486 Additional Issued Permits



Columbia Planning Area



Source: Howard County DPZ

1995
499 Additional
Issued Permits



Columbia Planning Area

Source: Howard County DPZ



1996
645 Additional
Issued Permits

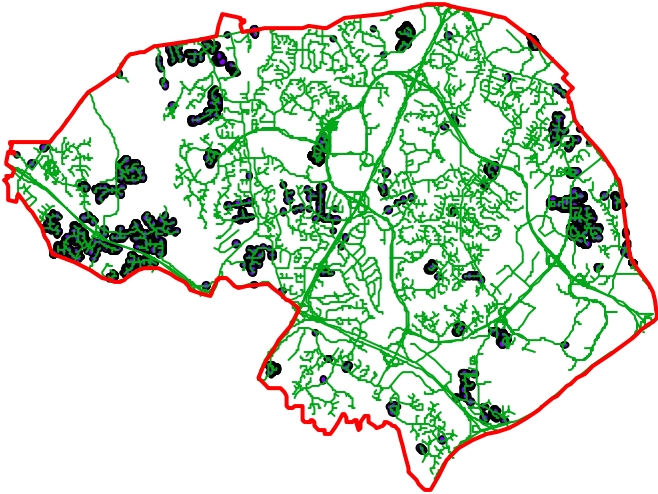


Columbia Planning Area

Source: Howard County DPZ



1997
619 Additional
Issued Permits

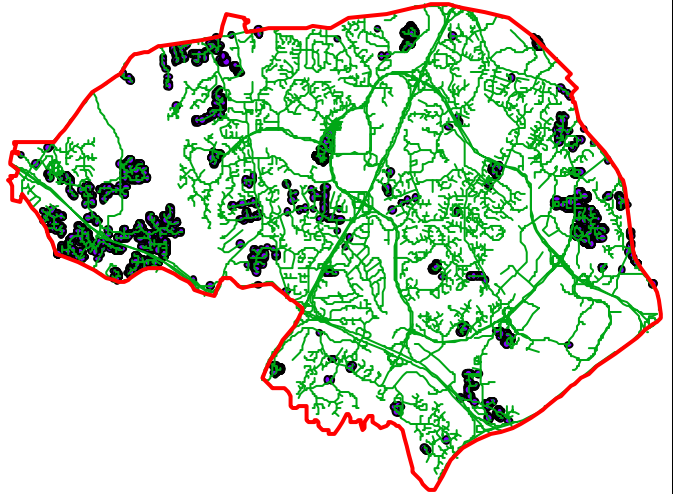


Columbia Planning Area

Source: Howard County DPZ



1998
653 Additional
Issued Permits

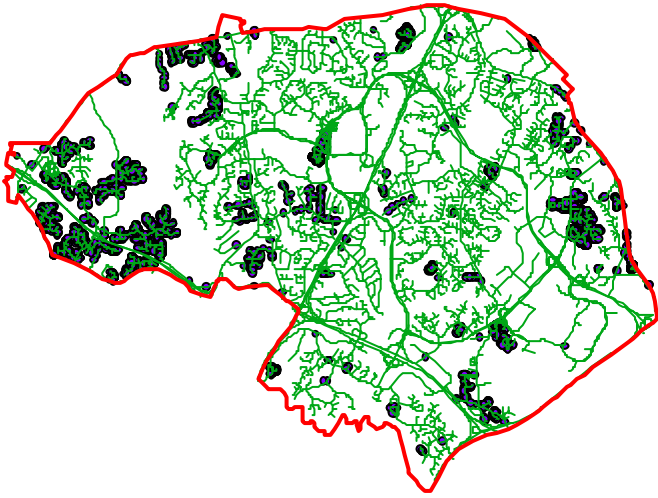


Columbia Planning Area

Source: Howard County DPZ



1999
601 Additional
Issued Permits

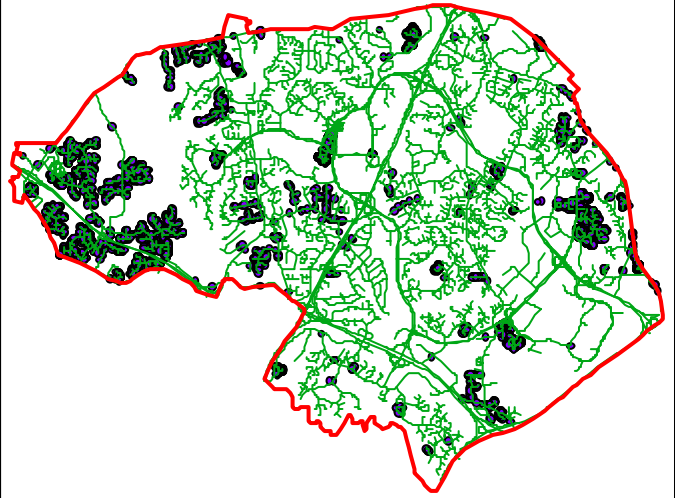


Columbia Planning Area

Source: Howard County DPZ



2000
403 Additional
Issued Permits

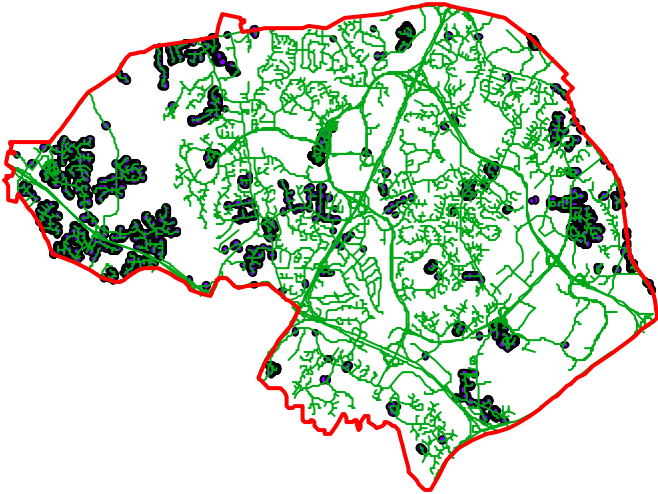


Columbia Planning Area

Source: Howard County DPZ



2001
386 Additional
Issued Permits

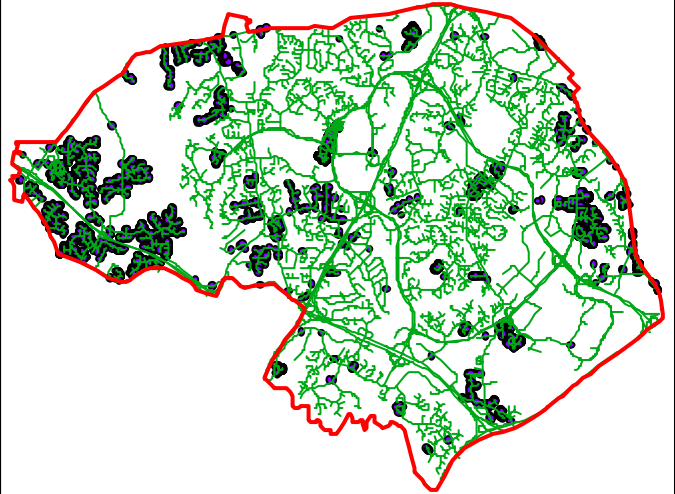


Columbia Planning Area

Source: Howard County DPZ



2002
172 Additional
Issued Permits

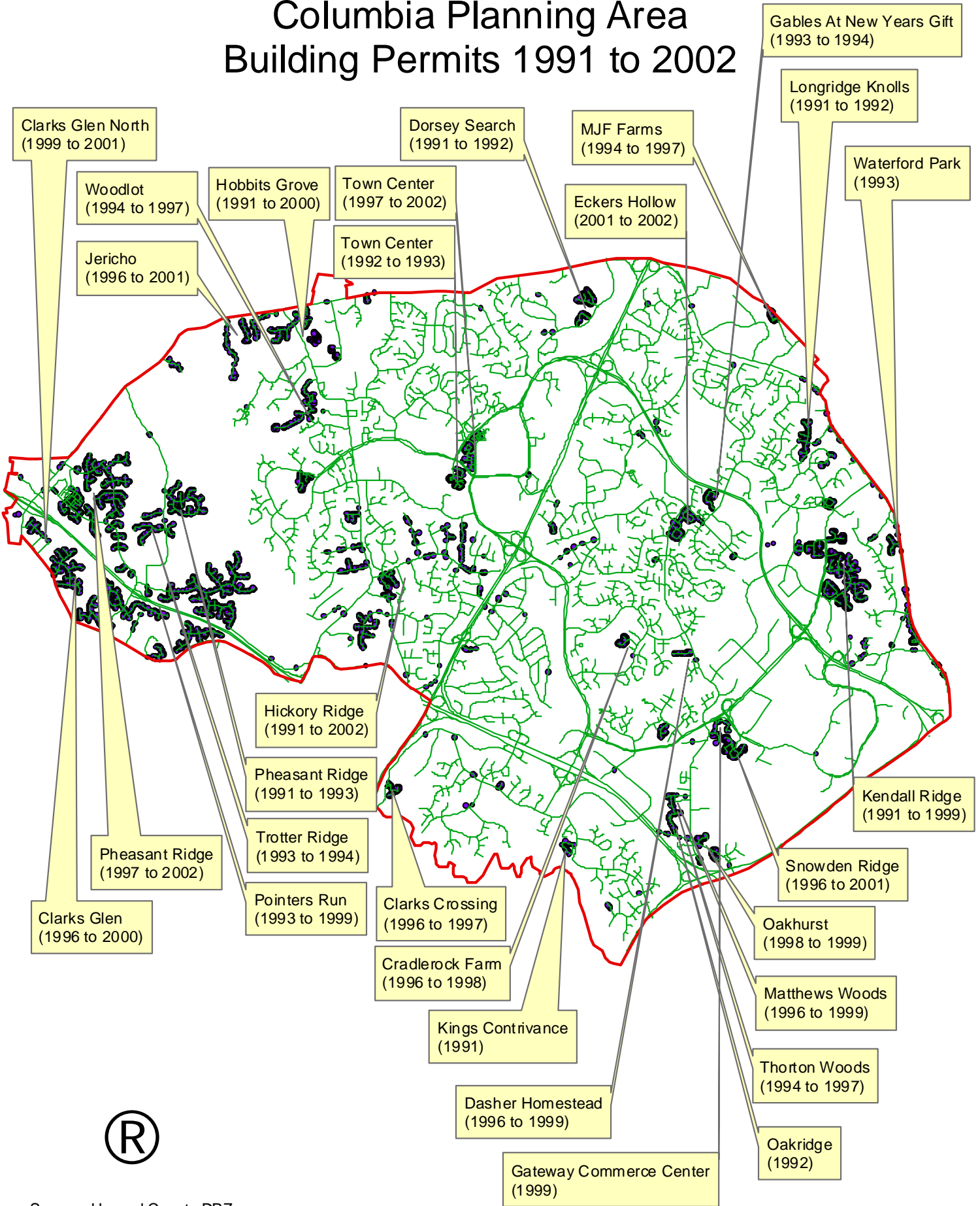


Columbia Planning Area

Source: Howard County DPZ



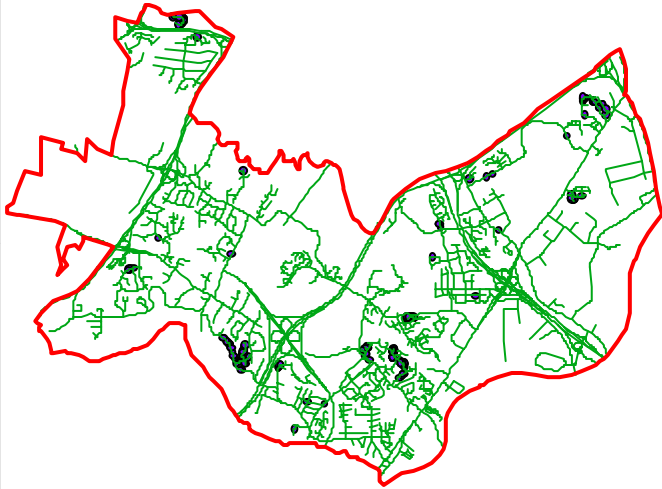
Columbia Planning Area Building Permits 1991 to 2002



Source: Howard County DPZ

SOUTHEAST PLANNING AREA

1991
233 Issued Permits

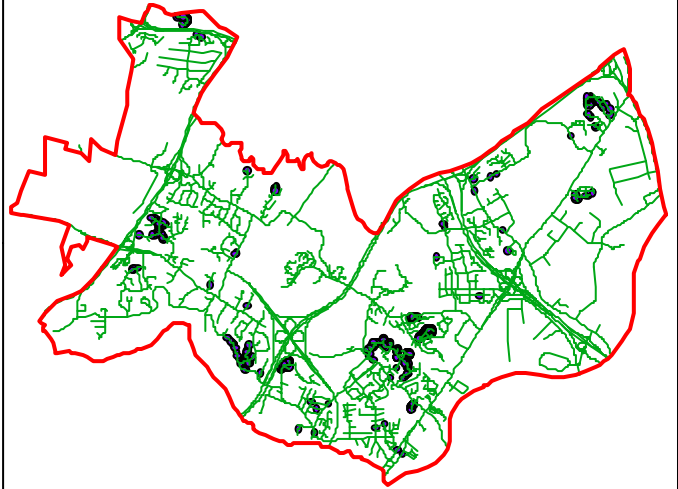


Southeast Planning Area

Source: Howard County DPZ



1992
394 Additional Issued Permits

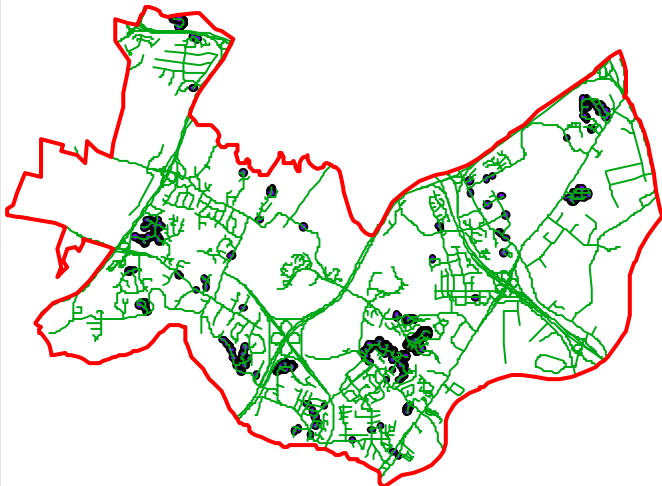


Southeast Planning Area

Source: Howard County DPZ



1993
242 Additional Issued Permits

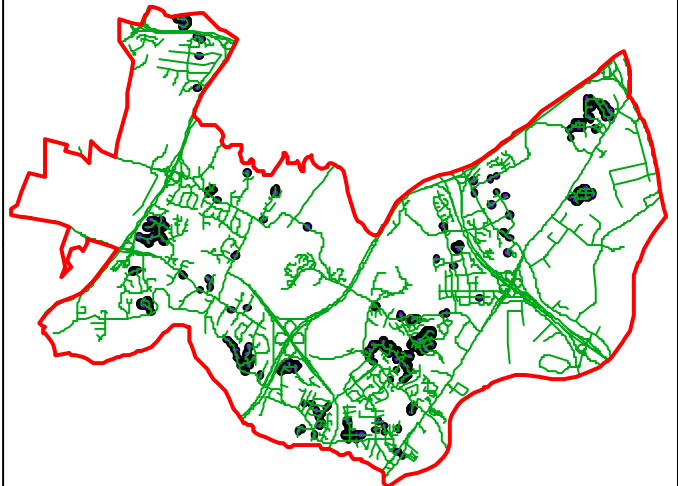


Southeast Planning Area

Source: Howard County DPZ



1994
259 Additional Issued Permits

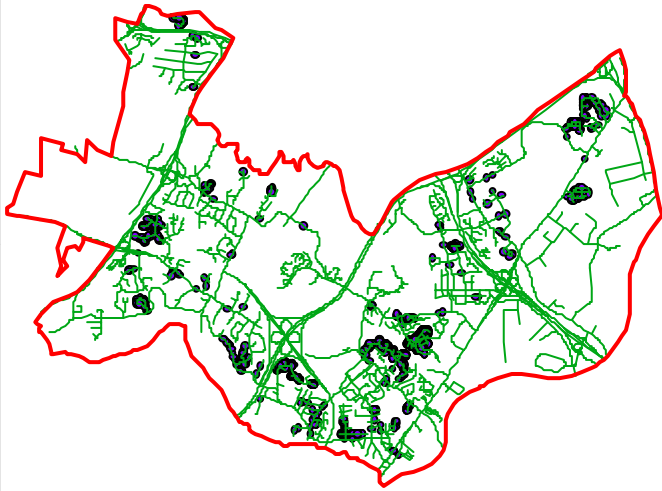


Southeast Planning Area

Source: Howard County DPZ



1995
253 Additional
Issued Permits

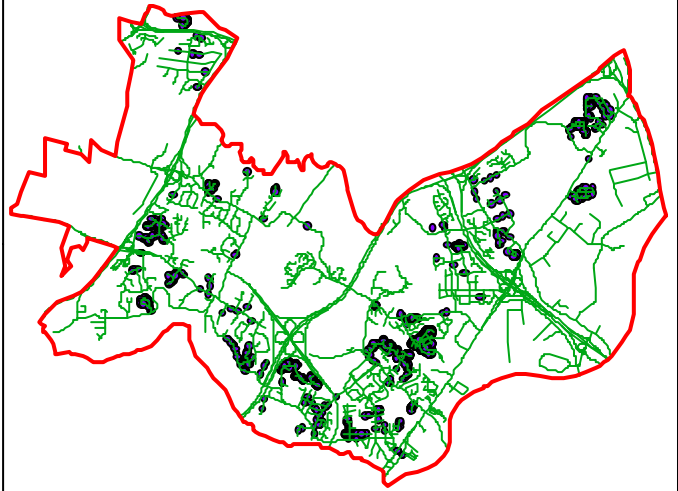


Southeast Planning Area



Source: Howard County DPZ

1996
228 Additional
Issued Permits

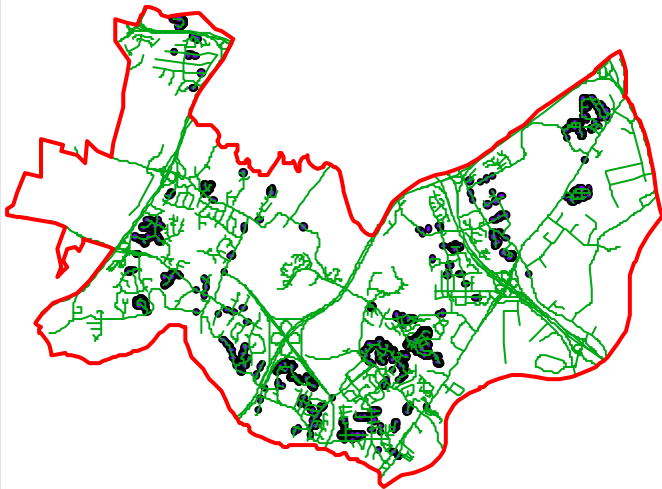


Southeast Planning Area



Source: Howard County DPZ

1997
220 Additional
Issued Permits

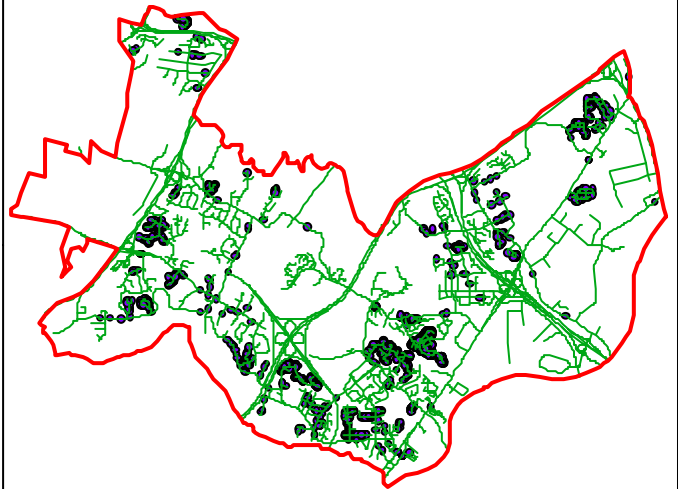


Southeast Planning Area



Source: Howard County DPZ

1998
152 Additional
Issued Permits

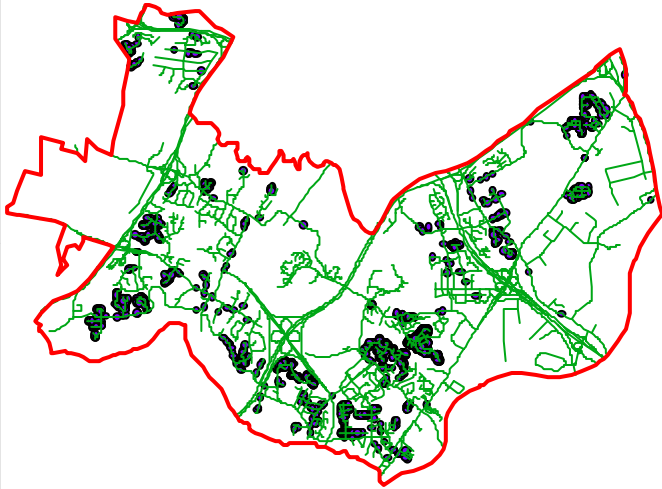


Southeast Planning Area



Source: Howard County DPZ

1999
233 Additional
Issued Permits

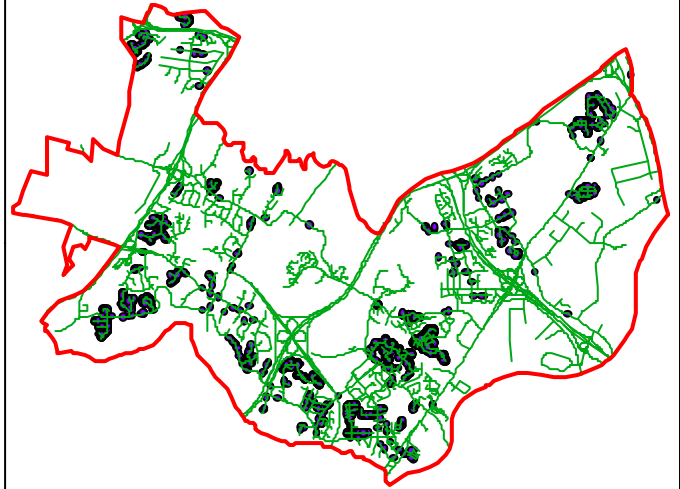


Southeast Planning Area

Source: Howard County DPZ



2000
196 Additional
Issued Permits

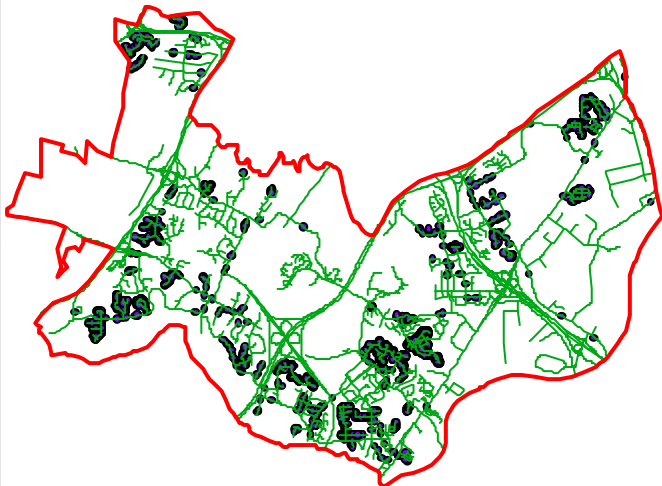


Southeast Planning Area

Source: Howard County DPZ



2001
88 Additional
Issued Permits

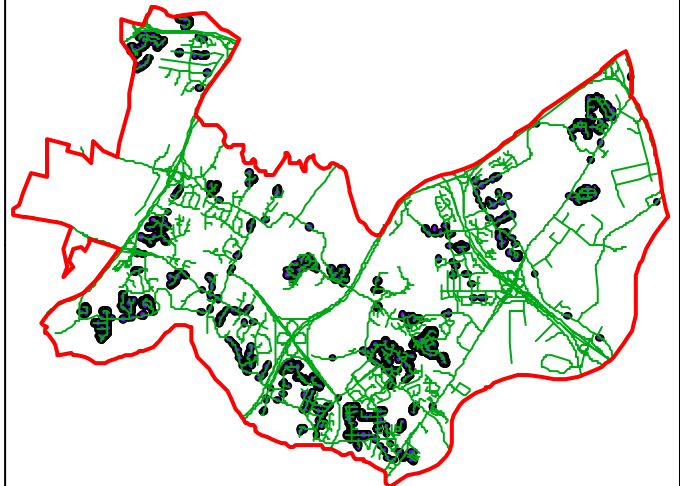


Southeast Planning Area

Source: Howard County DPZ



2002
286 Additional
Issued Permits

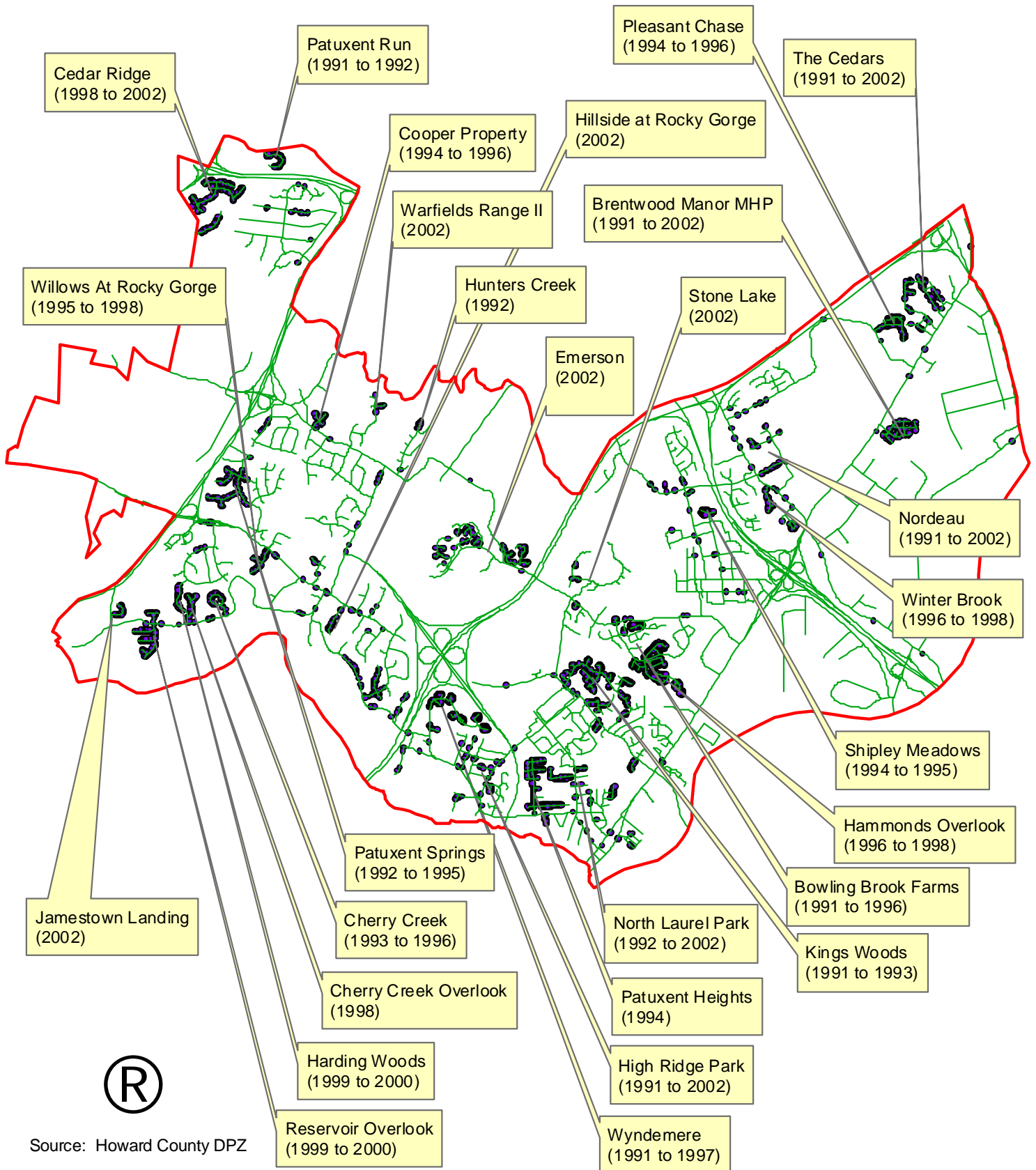


Southeast Planning Area

Source: Howard County DPZ

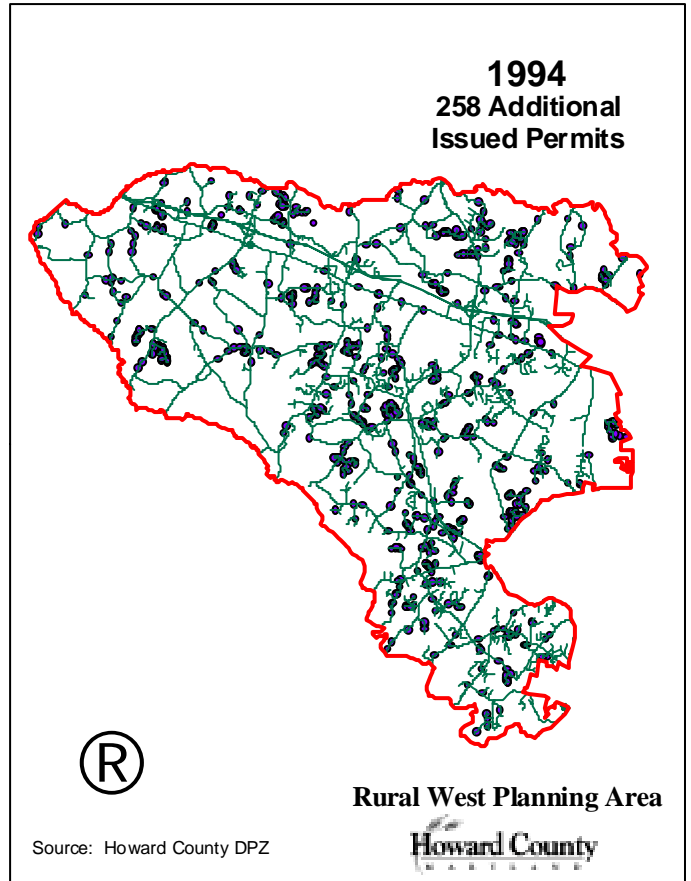
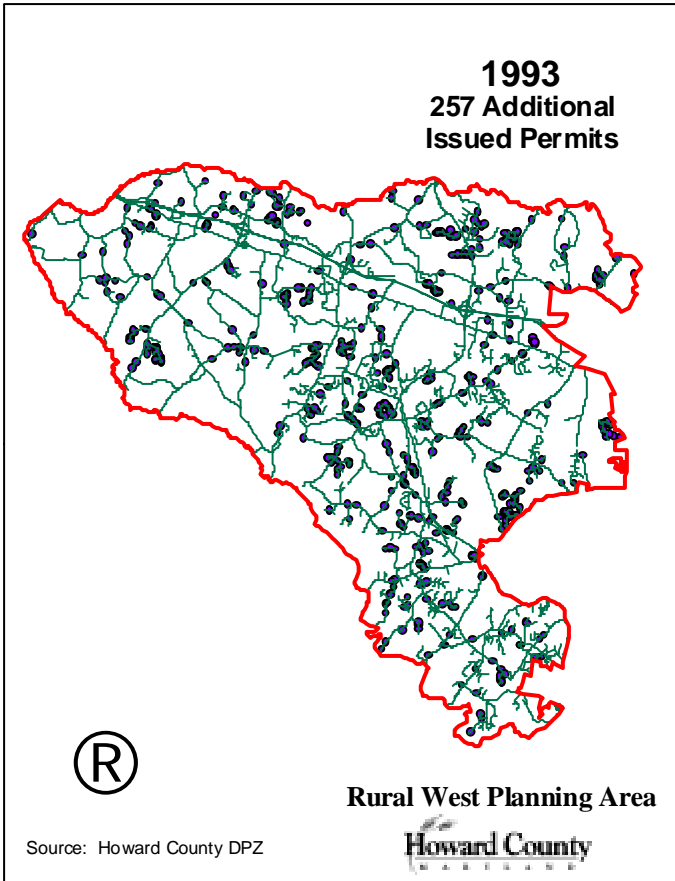
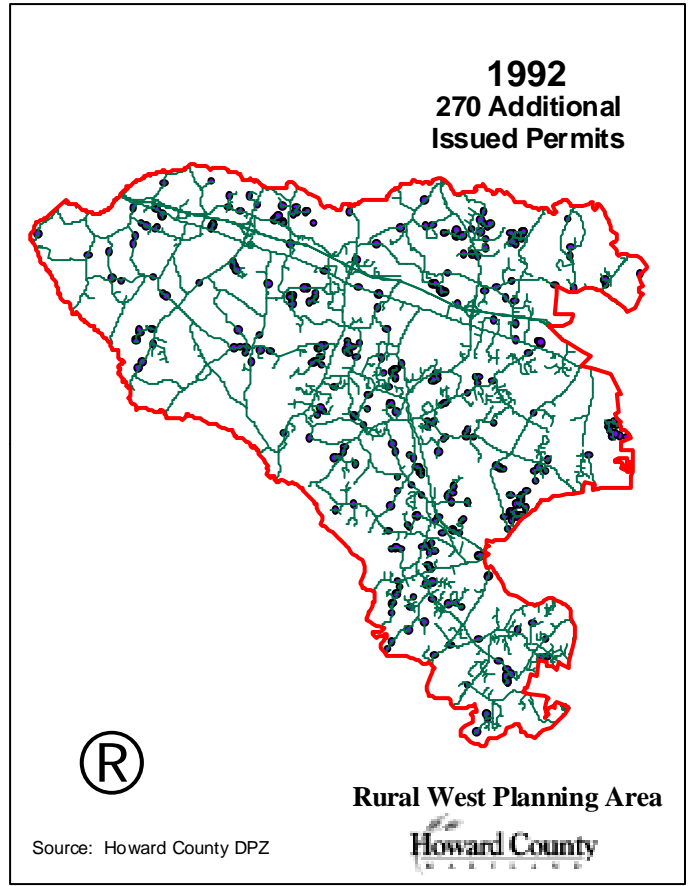
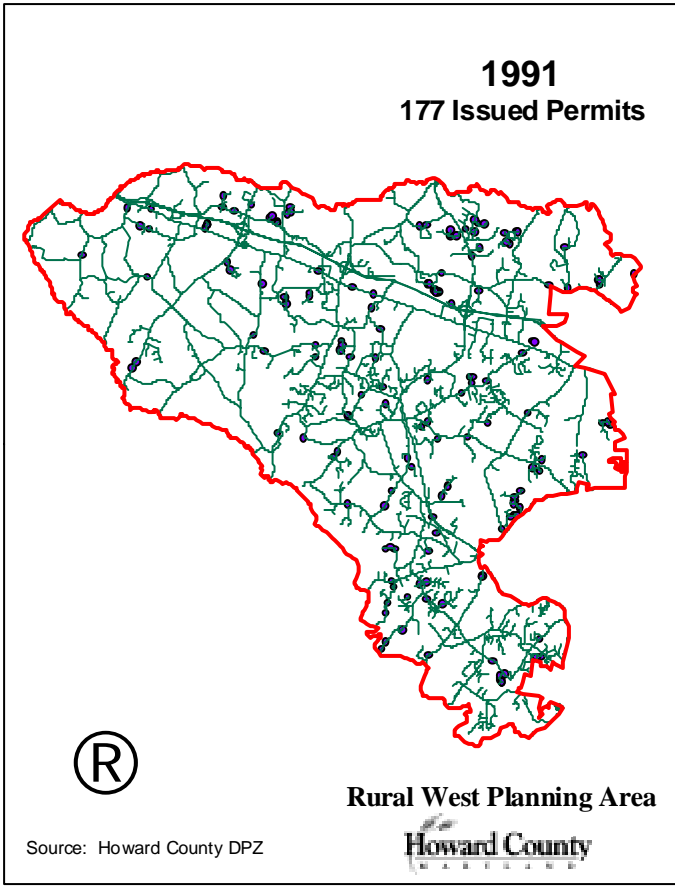


Southeast Planning Area Building Permits 1991 to 2002

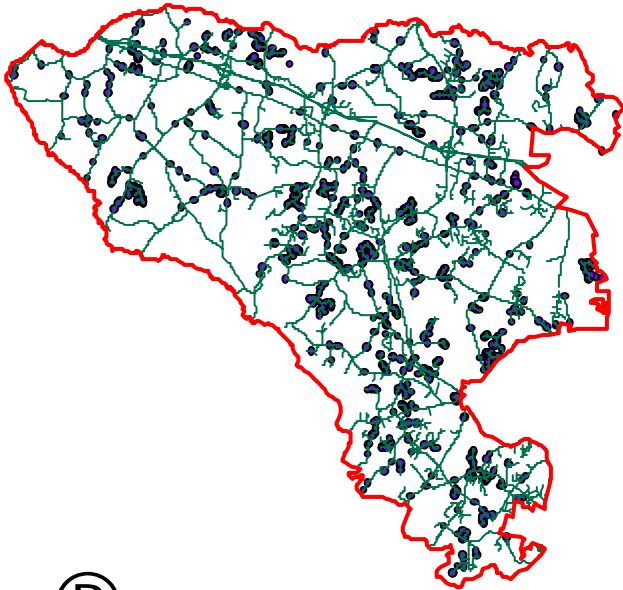


Source: Howard County DPZ

RURAL WEST PLANNING AREA



1995
283 Additional
Issued Permits

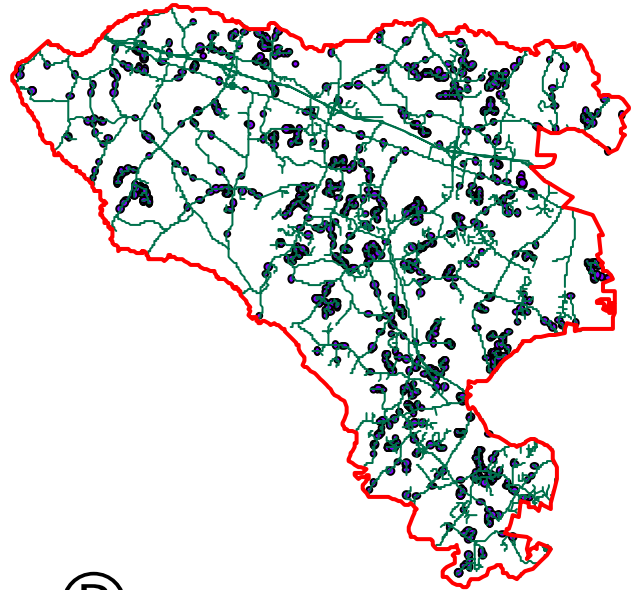


Rural West Planning Area

Source: Howard County DPZ

Howard County
M A R Y L A N D

1996
318 Additional
Issued Permits

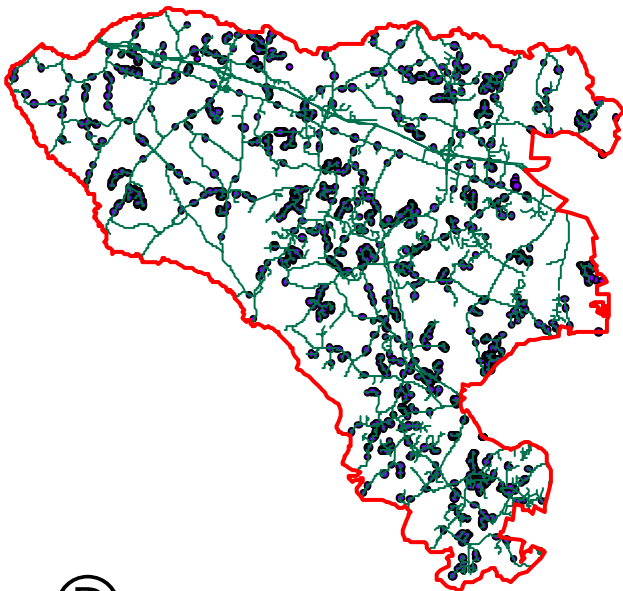


Rural West Planning Area

Source: Howard County DPZ

Howard County
M A R Y L A N D

1997
333 Additional
Issued Permits

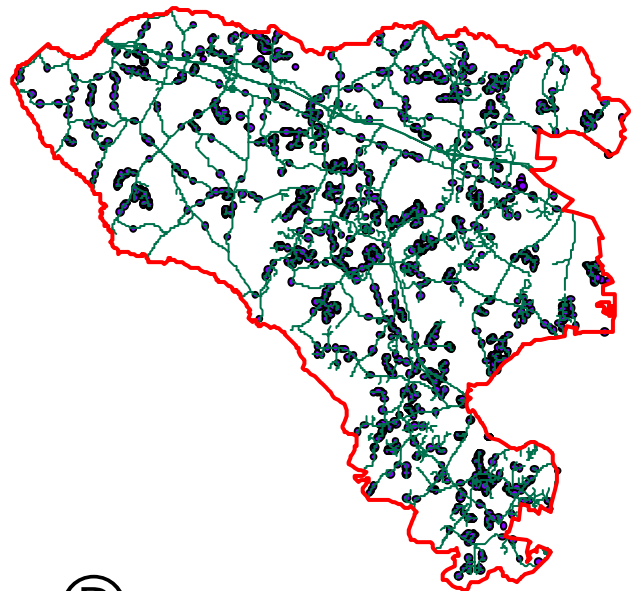


Rural West Planning Area

Source: Howard County DPZ

Howard County
M A R Y L A N D

1998
436 Additional
Issued Permits

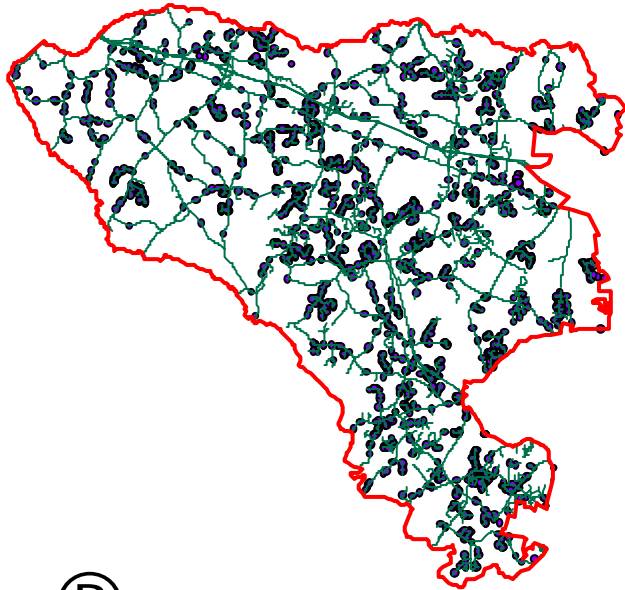


Rural West Planning Area

Source: Howard County DPZ

Howard County
M A R Y L A N D

1999
481 Additional
Issued Permits

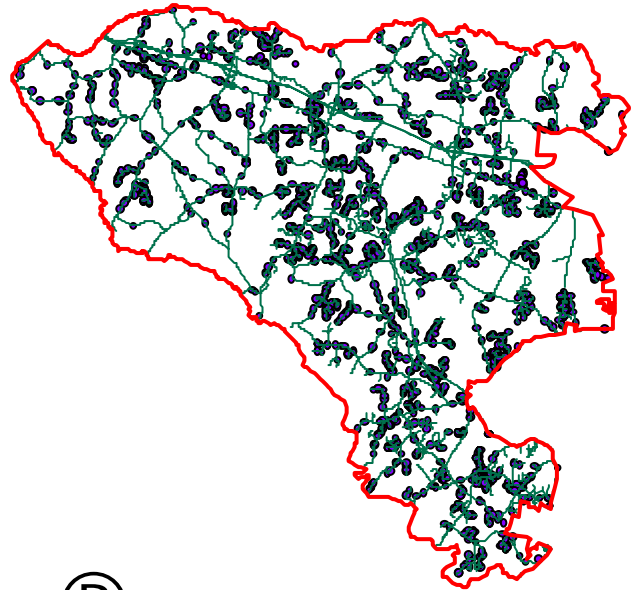


Rural West Planning Area

Source: Howard County DPZ

Howard County
MARIETTA

2000
397 Additional
Issued Permits

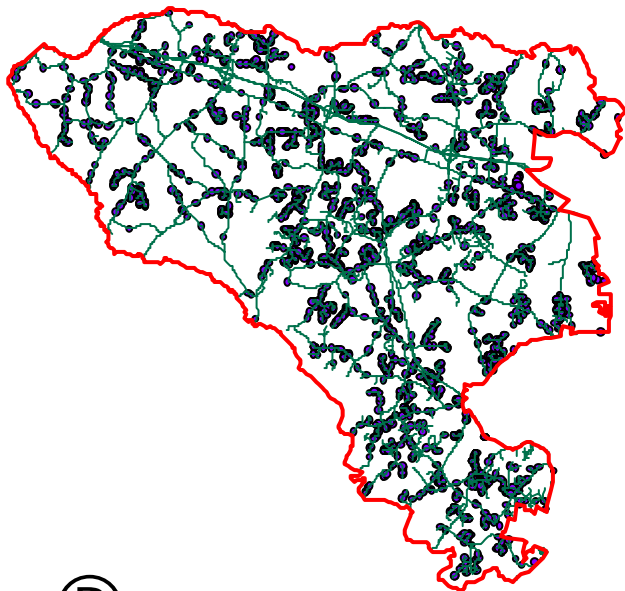


Rural West Planning Area

Source: Howard County DPZ

Howard County
MARIETTA

2001
350 Additional
Issued Permits

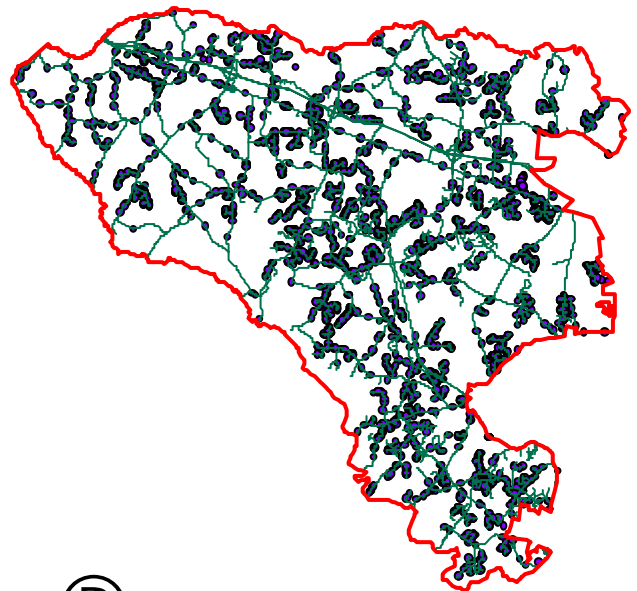


Rural West Planning Area

Source: Howard County DPZ

Howard County
MARIETTA

2002
324 Additional
Issued Permits



Rural West Planning Area

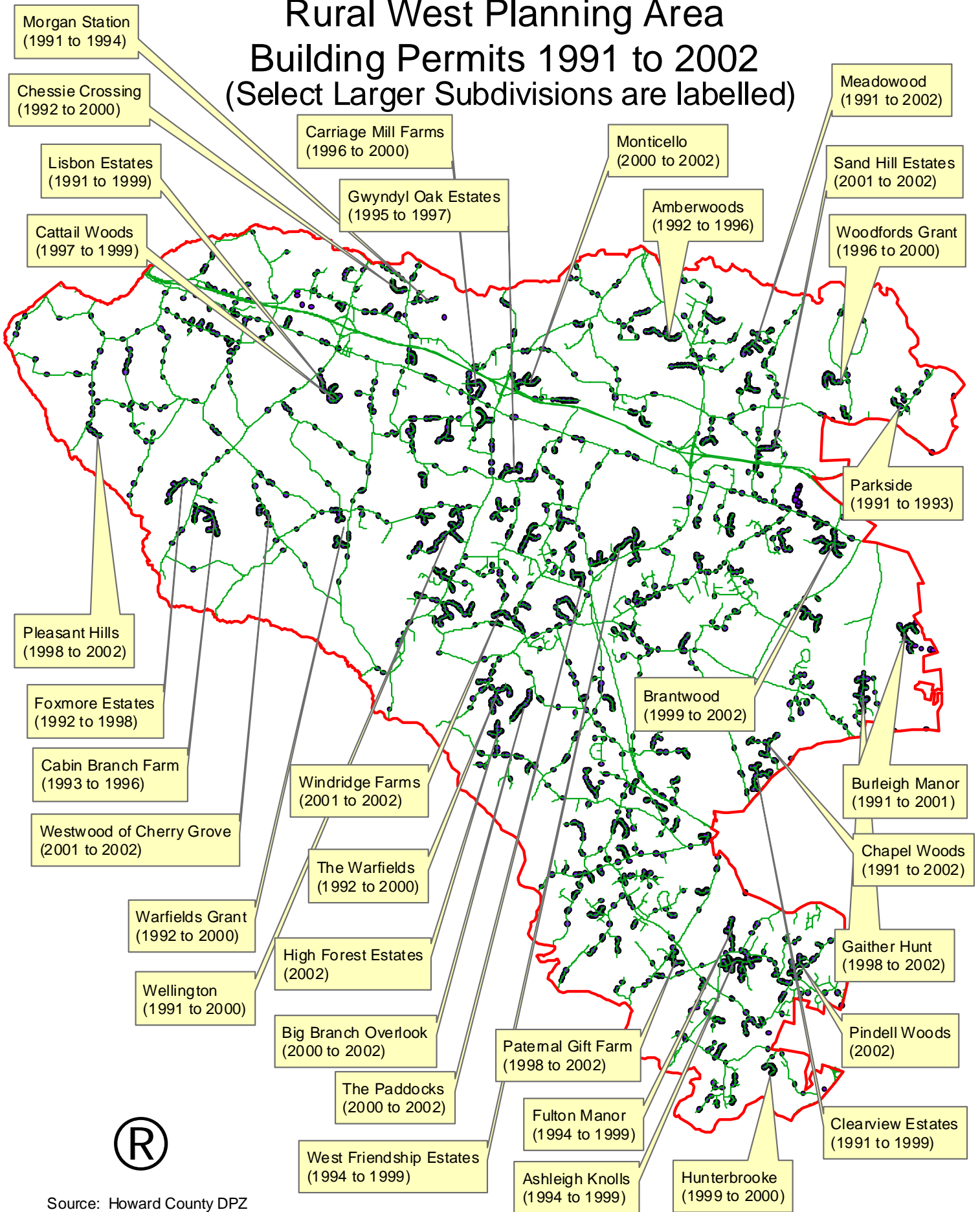
Source: Howard County DPZ

Howard County
MARIETTA

Rural West Planning Area

Building Permits 1991 to 2002

(Select Larger Subdivisions are labelled)



Source: Howard County DPZ