

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 5

Bill No. 23 -2026 (ZRA-221)

Introduced by: The Chairperson at the request of Northeast Properties Developers, LLC.

SHORT TITLE: Adaptive Reuse of Existing Motel/Hotel Sites – Route 1 Corridor

AN ACT amending Section 128.0 of the Howard County Zoning Regulations to add a new subsection entitled “Adaptive Reuse and Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor”; establishing criteria for the redevelopment & adaptive reuse of existing hotel & motel sites along Route 1; and generally related to the Zoning Regulations.

Introduced and read first time _____, 2026. Ordered posted and hearing scheduled.

By order _____
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2026.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 2026 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2026 at ___ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved by the County Executive _____, 2026

Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard
2 County Zoning Regulations are amended as follows:

3 By adding:

4 Section 128.0. - “Supplementary Zoning District Regulations”

5 New Subsection P. - “Adaptive Reuse and Redevelopment of Existing
6 Hotel/Motel Sites in the Route 1 Corridor”

7
8 **Howard County Zoning Regulations**

9 **Section 128.0 – Supplementary Zoning District Regulations**

10 **P. ADAPTIVE REUSE AND REDEVELOPMENT OF EXISTING HOTEL/MOTEL SITES IN THE ROUTE**
11 **1 CORRIDOR**

12 1. PURPOSE AND APPLICABILITY.

13 THE PURPOSE OF THIS SUBSECTION IS TO FACILITATE THE REDEVELOPMENT OR ADAPTIVE
14 REUSE OF LEGACY-HOTEL OR MOTEL SITES ALONG U.S. ROUTE 1 CONSISTENT WITHIN THE
15 ROUTE 1 CORRIDOR PLAN AND THE ROUTE 1 MANUAL. THIS SUBSECTION APPLIES ONLY
16 TO PARCELS FRONTING U.S. ROUTE 1 THAT, ON OR BEFORE DECEMBER 1, 2025, HAD A
17 LAWFULLY ESTABLISHED HOTEL OR MOTEL AS A PRINCIPAL USE AND THAT MEET THE
18 CONDITIONS SET FORTH IN SECTION 128.0.P.2 BELOW.

19
20 2. CONDITIONS OF ELIGIBILITY.

21 THE ADDITIONAL USES PRESCRIBED HEREIN ARE PERMITTED ONLY WHEN A
22 REDEVELOPMENT OR ADAPTIVE REUSE PROJECT:

23 A. DEMOLISHES OR REUSES THE HOTEL/MOTEL STRUCTURE; AND

24 B. BRINGS THE SITE INTO CONFORMANCE WITH THE ROUTE 1 MANUAL AND
25 CURRENT SITE DEVELOPMENT REQUIREMENTS.

26
27 3. ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE REDEVELOPMENT.

28 NOTWITHSTANDING THE PERMITTED USES OF THE UNDERLYING ZONING DISTRICT, THE
29 FOLLOWING SHALL BE ADDITIONAL USES PERMITTED BY RIGHT IN AN ELIGIBLE
30 REDEVELOPMENT:

- 1 A. DWELLINGS, MULTI-FAMILY OR MULTI-PLEX, OR IN A MIXED-USE BUILDING
2 PROVIDING GROUND-FLOOR NONRESIDENTIAL FRONTAGE ON ROUTE 1 SUBJECT
3 TO THE RESIDENTIAL DENSITY PERMITTED UNDER SECTION 127.5.D.1. A
4 DEVELOPMENT 2 ACRES OR LARGER THAT HAS A RESIDENTIAL USE SHALL
5 INCLUDE AN AMENITY AREA, SUBJECT TO SECTION 127.5.E.1.
- 6 B. ALL COMMERCIAL, INDUSTRIAL AND RETAIL USES PERMITTED AS A MATTER OF
7 RIGHT UNDER SECTION 127.5.B, THE CORRIDOR ACTIVITY CENTER (CAC)
8 DISTRICT.

9

10 4. MODERATE INCOME HOUSING UNITS.

11 AT LEAST FIFTEEN PERCENT (15%) OF THE DWELLINGS PROVIDED FOR IN THIS SECTION
12 SHALL BE MODERATE INCOME HOUSING UNITS SUBJECT TO THE MIXED-INCOME OPTION
13 IN SECTION 13.402B.

14

15 ***Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland that***
16 ***this Act shall become effective 61 days after its enactment.***