

**Amendment 3 to Council Bill No. 37 -2012**

**BY: Chairperson at the request  
of the County Executive**

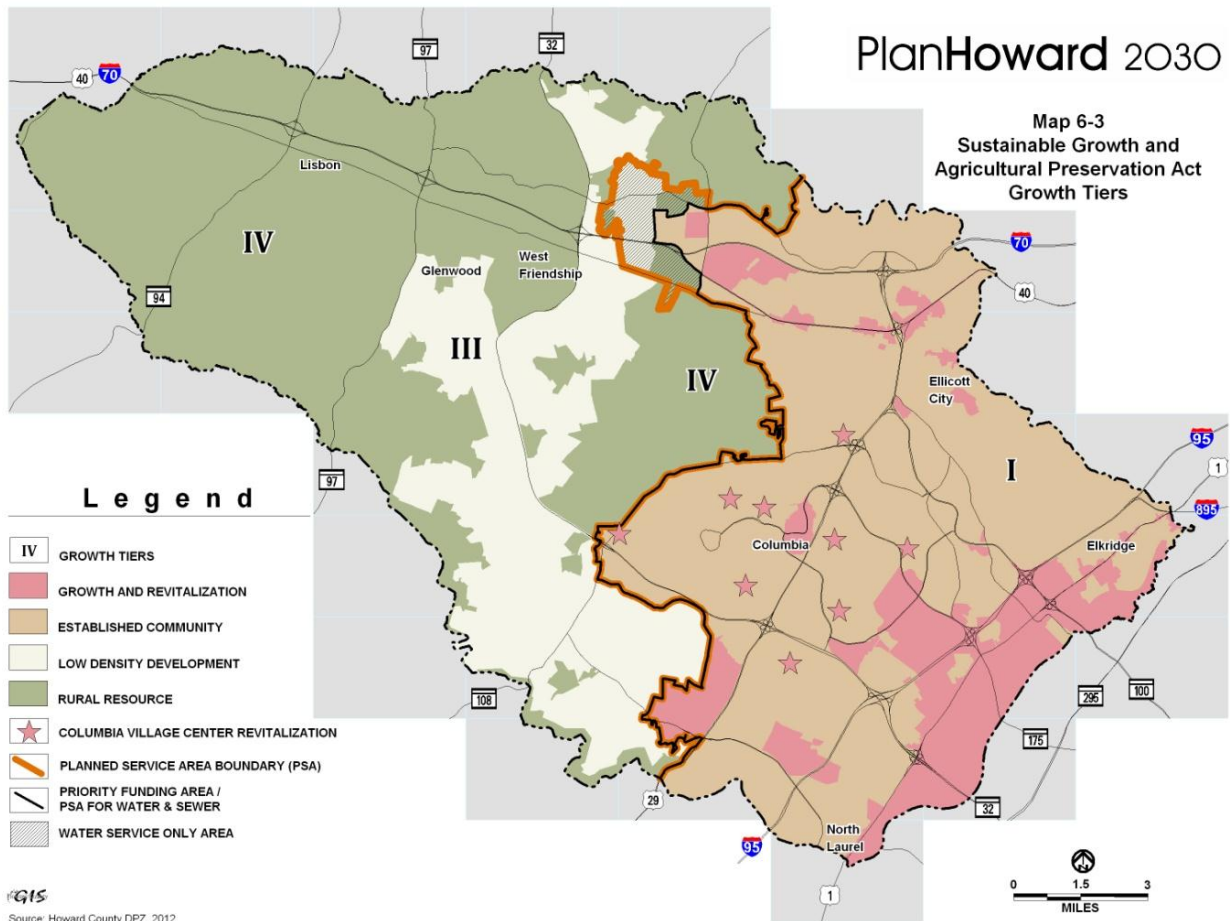
**Legislative Day No. 15  
Date: December 3, 2012**

**Amendment No. 3**

*(This amendment substitutes a new map 6-3 in order to make a technical correction to the coloring used on certain parcels in Tier I.)*

- 1 Remove page 77, as attached to the Bill as prefiled, and substitute a revised page 77 as attached
- 2 to this Amendment.

TWO AMENDMENTS WERE ADOPTED TO THIS STATE LAW TO MODERATE THE IMPACT OF PROHIBITING NEW MAJOR SUBDIVISIONS IN TIER IV. ONE IS TO “GRANDFATHER” ANY SUBDIVISION RIGHTS THAT WERE SPECIFICALLY RETAINED IN AN AGRICULTURAL, ENVIRONMENTAL, OR HISTORIC PRESERVATION EASEMENT FOR A PARTICULAR PROPERTY. THE OTHER IS AN ALLOWANCE FOR THE POSSIBILITY OF DENSITY TRANSFER OF DEVELOPMENT RIGHTS FROM TIER IV PROPERTIES. HOWARD COUNTY’S DEO (DENSITY EXCHANGE OPTION) ZONING DISTRICT CURRENTLY ALLOWS FOR DENSITY TRANSFER UNDER CERTAIN CONDITIONS. THE DENSITY TRANSFER PROVISIONS IN THE DEO DISTRICT SHOULD BE REVIEWED AND UPDATED TO REFLECT SB 236 DURING THE COMPREHENSIVE ZONING PROCESS.



## Amount & Phasing of Future Residential Development

Howard County adopted Adequate Public Facility (APF) Regulations in 1992 in response to growth that exceeded 4,000 new homes per year in the late 1980s. The APF regulations control the pace of residential development and ensure the adequacy of school and road capacity in relation to growth. The pace of residential growth is set by the General Plan and controlled by a system of annual housing allocations that limit the amount of new residential development that is allowed to be processed through the plan review process each year. The APF Housing Allocation chart, which controls how allocations are distributed geographically to achieve General Plan policies, is adopted annually by the County Council. Currently allocations are distributed among the five planning