

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2019 Legislative Session

Legislative day # 8

BILL NO. 30– 2019 (ZRA-186)

Introduced by:

The Chairperson at the request of Jay Zomnath, LLC

AN ACT altering the maximum floor area requirements for a hotel in a CAC (Corridor Activity Center) District in developments on parcels less than 20 acres in size; and generally relating to Howard County Zoning Regulations.

Introduced and read first time _____, 2019. Ordered posted and hearing scheduled.

By order _____
Jessica Feldmark, 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 _____, 2019.

By order _____
Jessica Feldmark, Administrator

This Bill was read the third time on _____, 2019 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2019 at ___ a.m./p.m.

By order _____
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive _____, 2019

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 County
2 Zoning Regulations are amended as follows:

3
4 *By Amending Subsection E. of Section 127.5.E CAC (Corridor Activity Center) District.*

5
6 **Howard County Zoning Regulations.**

7 **SECTION 127.5: CAC (CORRIDOR ACTIVITY CENTER) DISTRICT**

8
9 **A. Purpose**

10 The CAC District is intended to provide for the development of pedestrian-oriented, urban
11 activity centers with a mix of uses which may include retail, service, office and residential uses.
12 These centers should be located near to Route 1 and close to residential communities that will
13 benefit from a pedestrian-oriented local business area. The requirements of this district, in
14 conjunction with the Route 1 Manual and the public improvements recommended by the Route 1
15 Corridor Revitalization Study, vehicular and pedestrian improvements that connect internally
16 and with surrounding developments will result in development that will strengthen nearby
17 communities, provide for safe and convenient pedestrian travel, and improve the streetscape of
18 Route 1 and intersecting roads.

19 Many parcels in the CAC District were developed before this district was created. It is not the
20 intent of these requirements to disallow the continued use of sites developed prior to the CAC
21 District. The intent of this district will be achieved by bringing the sites into compliance with
22 these requirements and the standards of the Route 1 Manual as uses are expanded or
23 redeveloped.

24 **E. Requirements for CAC Development**

25 2. Requirements for Nonresidential Uses

26 a. On a lot adjoining the Route 1 right-of-way, for the buildings closest to Route
27 1:

28 (1) At least 50% of the first floor of the building must be designed for retail or
29 service uses. Service uses include personal service, service agency, restaurants,
30 and similar uses serving the public.

31 (2) The first floor of the building facade facing Route 1 must include storefronts
32 and primary entrances for the first floor retail and service uses.

33 (3) The first floor facade shall be designed to provide pedestrian interest along
34 Route 1 in accordance with the Route 1 Manual.

35 b. The gross floor area for any individual commercial use shall not exceed:

36
37 (1) IN DEVELOPMENTS on parcels less than 20 acres in size:
38 [..... 20,000 sq. ft.]

- (a) ONE HOTEL WITH A MAXIMUM FLOOR AREA OF 50,000 SQ. FEET.
- (b) ALL OTHER COMMERCIAL USES 20,000 SQ. FT

(2) In developments on parcels 20 or more acres in size:

- (a) A maximum of one food store if a portion of the façade is wrapped with smaller stores or contains architectural features to simulate smaller retail storefronts 70,000 sq. ft.
- (b) A maximum of one commercial use with a maximum footprint of 20,000 sq. ft. and a maximum floor area of 40,000 sq. ft., and located in a mixed use building.
- (c) All other commercial uses 20,000 sq. ft

Section 2. *Be it further enacted by the County Council of Howard County, Maryland, that this Act shall become effective 61 days after its enactment.*