

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

County Council of Howard County, Maryland

2021 Legislative Session

Legislative day # 1

BILL NO. 7 – 2021 (ZRA – 192)

Introduced by: The Chair
at the request of
Annapolis Junction Town Center, LLC

AN ACT amending the Howard County Zoning Regulations to allow structures within 750 feet of a MARC station platform to exceed 100 feet in height up to a maximum of 180 feet in height under certain circumstances; and generally relating to the Transit Oriented Development (TOD) Zoning District.

Introduced and read first time _____, 2021. Ordered posted and hearing scheduled.

By order _____
Diane Schwartz Jones, 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 _____, 2021.

By order _____
Diane Schwartz Jones, Administrator

This Bill was read the third time on _____, 2021 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Diane Schwartz Jones, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2021 at ___ a.m./p.m.

By order _____
Diane Schwartz Jones, Administrator

Approved/Vetoed by the County Executive _____, 2021

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
2 Howard County Zoning Regulations are hereby amended as follows:

3
4 *By Amending:*

5 Section 127.4: “TOD (Transit Oriented Development) District”

6 Subsection E. “Bulk Regulations”

7 Number 2. “Maximum Building Height”

8 Letter b.

9
10 **HOWARD COUNTY ZONING REGULATIONS**

11 **SECTION 127.4: TOD (Transit Oriented Development) District**

12 **E. Bulk Regulations**

13
14 2. Maximum building height

15
16 a. Structure with minimum setback from a public street right-of-way 60 feet

17 b. Structure with an additional 1 foot of setback from a public street right-of- way for the
18 portion of the structure over 60 feet for every 2 feet of additional height 100 feet

19
20 HOWEVER, STRUCTURES WITHIN 750 FEET OF A MARC STATION PLATFORM MAY EXCEED 100
21 FEET IN HEIGHT IF THE PORTION OF THE STRUCTURE OVER 60 FEET IS SETBACK 1 ADDITIONAL
22 FOOT FROM:

23
24 (1) A PUBLIC STREET RIGHT-OF-WAY; AND

25 (2) A TOD ZONING DISTRICT BOUNDARY

26
27 FOR EVERY 2 FEET OF ADDITIONAL HEIGHT UP TO A MAXIMUM OF 180 FEET IN HEIGHT.

28
29 **Section 2. Be it further enacted** by the County Council of Howard County, Maryland, that this
30 Act shall become effective 61 days after its enactment.