

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

County Council of Howard County, Maryland

2021 Legislative Session

Legislative day # 1

BILL NO. 8 – 2021 (ZRA – 193)

Introduced by: The Chair
at the request of
Blue Stream, LLC

AN ACT amending the Howard County Zoning Regulations to allow all CAC (Corridor Activity Center) zoned properties to reduce the required commercial square footage below 20 square feet per dwelling unit if the Department of Planning and Zoning finds based on a market study submitted by the developer that the reduction is necessary for the financial viability of the project; and generally relating to the CAC 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 127.5: “CAC (Corridor Activity Center) District”*

6 *Subsection E. “Requirements for CAC Development”*

7 *Number 3. “Requirements for Residential Uses”*

8 *Letter d.*

9
10 **HOWARD COUNTY ZONING REGULATIONS**

11
12 **SECTION 127.5: CAC (Corridor Activity Center) District**

13
14 **E. Requirements for CAC Development**

15
16 **3. Requirements for Residential Use**

17 d. For parcels that have 800 units or more, the Department of Planning and Zoning
18 shall permit a reduction in the commercial space requirement [[to not less than 20 square
19 feet per dwelling unit]] provided that a fee of 50 dollars, or as specified in the fee
20 schedule, for each square foot of the total reduction in commercial space below the
21 baseline 70 square feet per dwelling unit amount is paid into a fund administered by the
22 Howard County Economic Development Authority to promote commercial development
23 in appropriate locations of the US Route 1 corridor, as allowed under Section 26.106 of
24 the Howard County Code.

25
26 However, for CAC developments with no frontage on US Route 1 and which adjoin a
27 development of 800 units or more, this fee may be reduced to 25 dollars, or as specified
28 in the fee schedule, for each square foot of the total reduction in commercial space
29 below the baseline 70 square feet per dwelling unit. [[including a full reduction of the
30 commercial space requirement if the Department of Planning and Zoning finds based on
31 a market study submitted by the developer that the reduction is necessary for the
32 financial viability of the project.]]

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

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