

Introduced \_\_\_\_\_  
Public hearing \_\_\_\_\_  
Council action \_\_\_\_\_  
Executive action \_\_\_\_\_  
Effective date \_\_\_\_\_

## County Council of Howard County, Maryland

2022 Legislative Session

Legislative day # 1

**BILL NO. 7 – 2022 (ZRA – 199)**

**Introduced by: Liz Walsh**

**AN ACT** amending the Howard County Zoning Regulations to require that Moderate Income Housing Units (MIHUs) be developed in the Planned Golf Course Community (PGCC) zoning district; and generally relating to Moderate Income Housing Units.

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Introduced and read first time \_\_\_\_\_, 2022. 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 \_\_\_\_\_, 2022.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

This Bill was read the third time on \_\_\_\_\_, 2022 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 \_\_\_\_\_, 2022 at \_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive \_\_\_\_\_, 2022

\_\_\_\_\_  
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 126.0: “PGCC (Planned Golf Course Community) District”*

6 *Subsection E. “Other Provisions”*

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8  
9 **HOWARD COUNTY ZONING REGULATIONS**

10  
11 **SECTION 126.0: PGCC (Planned Golf Course Community) District**

12  
13 **Subsection E. Other Provisions**

- 14
- 15 1. No less than 5% and no more than 12% of the total net acreage of land in the  
16 PGCC District shall be non-residential or non-open space.
  - 17 2. Retail businesses shall not exceed 20,000 square feet of floor area for any  
18 individual business, except for grocery stores as provided in Subsection B of  
19 this section.
  - 20 3. Open Space  
21 At least 50% of the PGCC District shall be devoted to open space or golf  
22 course uses, and at least two eighteen-hole golf courses shall be provided.  
23 Open space and golf course uses shall be arranged so that each sub-district  
24 shall include at least 15% open space including landscaped areas.
  - 25 4. The minimum district size shall be 500 contiguous acres. For the purposes of  
26 this section, lands which are divided by streets, roadways, highways,  
27 transmission pipes, lines or conduits, or rights-of-way in fee or by easement,  
28 owned by third parties, shall be considered to be contiguous, but such items  
29 shall not be included in determining the minimum area of the district.
  - 30 5. Additional bulk and design regulations including, but not limited to, lot sizes,  
31 building setbacks, parking requirements, height and coverage requirements for

1 non-residential uses, minimum lot widths, distances between buildings, and  
2 landscaping requirements shall be specified as part of the Final Development  
3 Plan. Bulk regulations specified in the Final Development Plan shall be in  
4 addition to the requirements of Section 126.0.D.

5 6. The provisions of Section 128.0 (Supplementary Zoning District Regulations)  
6 and Section 133.0 (Off-Street Parking and Loading Facilities) shall apply in the  
7 PGCC District unless different requirements are specifically approved in the  
8 Final Development Plan.

9 7. Connection to the public water facilities shall be made when the Howard  
10 County Department of Public Works determines that such public facilities are  
11 available to the property.

12 8. AT LEAST 15% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING  
13 UNITS AND DEVELOPED ON THE SITE OF THE DEVELOPMENT PROJECT.

14  
15 ***Section 2. Be it further enacted by the County Council of Howard County, Maryland, that***  
16 ***this Act shall become effective 61 days after its enactment.***  
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