



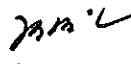
# Howard County

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## Internal Memorandum

**Subject:** *Testimony for Council Bill No. 33-2012 (ZRA 141) Neighborhood Density Exchange Option*

**To:** *Lonnie Robbins  
Chief Administrative Officer*

**From:** *Marsha McLaughlin, Director*   
*Department of Planning and Zoning*

**Date:** *October 15, 2012*

The Department of Planning and Zoning supports Council Bill No. 33-2012 which proposes amendments to the Neighborhood Density Exchange provisions of the Zoning Regulations to:

- Allow a sending parcel with a historic structure to exchange all of its density excepting a single development right to be retained;
- Allow a sending parcel that has a historic structure to exchange density with an eligible receiving parcel in any planning district; and
- Allow R-ED properties of 11 acres or more to be a receiving parcel with the same restrictions as R-20 and R-12 receiving parcels.

Council Bill No. 33-2012 also adds relevant definitions.

There are no significant impacts associated with most of the proposed amendments to the Neighborhood Density Exchange option provisions. The provision to allow properties with historic structures to send all but one development right will, however, assist such properties in financing the ongoing cost of maintaining historic structures.

**cc:** Jessica Feldmark, Chief of Staff  
Jennifer Sager, Legislative Coordinator  
Ray Wacks, Budget Administrator  
Kimberley Flowers, Deputy Director, DPZ  
Cindy Hamilton, Chief, Division of Public Service and Zoning Administration