

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council Of Howard County, Maryland

2014 Legislative Session

Legislative Day No. 5

Bill No. 19-2014 (ZRA 150)

Introduced by: The Chairperson at the request of the County Executive

AN ACT amending the Howard County Zoning Regulations to change certain bonus density options and percentages of employment land use areas that apply when age-restricted adult housing is provided in MXD-6 developments, under certain conditions; amending the process for certain Preliminary Plan amendments under certain conditions; and generally relating to the Howard County Zoning Regulations.

Introduced and read first time _____, 2014. Ordered posted and hearing scheduled.

By order _____
Sheila M. Tolliver, 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 _____, 2014.

By order _____
Sheila M. Tolliver, Administrator

This Bill was read the third time on _____, 2014 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Sheila M. Tolliver, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2014 at ___ a.m./p.m.

By order _____
Sheila M. Tolliver, Administrator

Approved/Vetoed by the County Executive _____, 2014

Ken Ulman, 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 amended as follows:

3 1. By amending
4 Subsection C6a, Requirements for Mixed Use Density
5 Section 127.0: MXD (Mixed Use) Districts
6

7 2. By amending
8 Subsection D8, Preliminary Development Plan and Criteria
9 Section 127.0: MXD (Mixed Use) Districts
10

11 **Howard County Zoning Regulations.**
12 **Section 127.0 MXD (Mixed Use) Districts**

13
14 **C. Requirements for Mixed Use Development**

15 6. Residential Density

16 a. The number of dwelling units permitted within a Mixed Use
17 Development shall be as established in the Preliminary Development
18 Plan and Preliminary Development Criteria, but shall be limited to the
19 following density:
20

Type of MXD District	Maximum Density
MXD-3	3.0 dwelling units per gross acre of the Mixed Use Development
MXD-6	6.0 dwelling units per gross acre of the Mixed Use Development

21
22 In the MXD-6 District, a density bonus of up to ~~[[1.25]]~~2.05 units per
23 acre shall be allowed for the purpose of providing those additional units
24 as age restricted adult housing units which meet all requirements of the
25 POR District for such units. If this bonus density is utilized, the
26 minimum percentage of gross area set forth for employment uses under
27 Section 127.0.C.3.a shall be reduced to ~~[[7%]]~~6% and the maximum
28 shall be no greater than 11%.
29

1 **D. Preliminary Development Plan and Criteria**

2

3 8. Amendments to Preliminary Development Plan and Criteria

4

5 D. A PETITION TO AMEND THE PRELIMINARY DEVELOPMENT PLAN OR
6 PRELIMINARY DEVELOPMENT CRITERIA SHALL NOT BE REQUIRED FOR
7 REVISIONS WHICH, PURSUANT TO SECTION 127.0.C.6.A, INCREASE THE
8 NUMBER OF AGE-RESTRICTED ADULT HOUSING UNITS BY FEWER THAN 35
9 UNITS AND ADJUST THE CORRESPONDING MINIMUM PERCENTAGE OF
10 GROSS AREA SET FORTH FOR EMPLOYMENT USES.

11

12 *Section 2. And Be It Further Enacted by the County Council of Howard County,*
13 *Maryland, that this Act shall become effective 61 days after its enactment.*