

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

## County Council of Howard County, Maryland

2023 Legislative Session

Legislative Day No. 1

### **BILL NO. 6 – 2023 (ZRA – 203)**

**Introduced by:**  
The Chair  
at the request of  
Demirel Plaza, LLC

**AN ACT** amending the Howard County Zoning Regulations to allow Age-Restricted Adult Housing as a permitted use in the Office Transition (OT) zoning district, under certain conditions; and generally relating to Age-Restricted Adult Housings.

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Introduced and read first time \_\_\_\_\_, 2023. 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 \_\_\_\_\_, 2023.

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

This Bill was read the third time on \_\_\_\_\_, 2023 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 \_\_\_\_\_, 2023 at \_\_\_\_ a.m./p.m.

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

Approved/Vetoed by the County Executive \_\_\_\_\_, 2023

\_\_\_\_\_  
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 117.3: “OT (Office Transition) District”*

6 *Subsection C. “Uses Permitted as a Matter of Right”*

7 *Number 13.*

8  
9 **HOWARD COUNTY ZONING REGULATIONS**

10  
11 **SECTION 117.3: OT (Office Transition) District**

12 **A. Purpose**

13 The OT District is established to allow office and other low-intensity commercial uses  
14 adjacent to areas of residential zoning. The OT District is a floating district that will  
15 provide a transition along the edges of residential areas impacted by arterial highways  
16 carrying high volumes of traffic. The standards of this district should result in small-scale  
17 commercial buildings on attractively-designed sites that are compatible with neighboring  
18 residential uses.

19  
20 **C. Uses Permitted as a Matter of Right**

21 13. One square-foot of residential space, INCLUDING AGE-RESTRICTED ADULT HOUSING, is  
22 permitted for each square-foot of commercial space and must be located within the  
23 same structure.

24  
25 **Section 2. Be it further enacted by the County Council of Howard County, Maryland, that this**  
26 **Act shall become effective 61 days after its enactment.**