

**Amendment 20 to Council Bill No. 28 -2023**

**BY: David Yungmann**

**Legislative Day 11**

**Date: October 2, 2023**

**Amendment No. 20**

*(This Amendment makes the following changes to HoCo by Design Chapters 6 and 11:*

*Chapter 6: Dynamic Neighborhoods - Amends Implementing Action 3 in the DN-8 Policy Statement by modifying the action to determine if there are certain strategic locations in the Rural West where it is feasible to accommodate increased housing development by adding “while maintaining rural character; and*


*Chapter 11: Implementation - Amends Policy and Implementing Action 3 in DN-8 of Table 10-1: Implementation Matrix by modifying the policy and action to determine if there are certain strategic locations in the Rural West where it is feasible to accommodate increased housing development by adding “while maintaining rural character.)*

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following  
2 pages as indicated in this Amendment:

- 3 • Chapter 6: Dynamic Neighborhoods: 57;
- 4 • Chapter 11: Implementation: 41.

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6 Correct all page numbers, numbering, and formatting within this Act to accommodate this  
7 amendment.

### DN-8 Policy Statement

 Create opportunities to increase the diversity of home choices in the Rural West, especially missing middle housing types, that preserve the character of the Rural West.

#### Implementing Actions

1. Allow the development of accessory dwelling units that conform to specific design and site criteria.
2. Locate missing middle housing typologies in the Rural Crossroads, where upper-story residential and small-scale residential infill opportunities exist. Use recommendations found in the Rural Crossroads section of the Focus Areas Technical Appendix for additional guidance.
3. Determine if there are strategic locations in the Rural West where it is feasible to accommodate increased housing development on shared or community well and shared or multi-use sewerage systems while balancing other priorities such as environmental concerns, historical context, and agricultural preservation goals, [while maintaining rural character](#).
4. Evaluate and amend Rural Conservation and Rural Residential Zoning District regulations to allow for duplex and multiplex housing types that fit within the existing neighborhood character.
5. Determine zoning, land development, and other code changes needed for small-scale, context-sensitive, multi-family or mixed-use development in the Rural West.
6. Evaluate and identify barriers to on-site tenant housing for the agricultural workforce.

### DN-9 Policy Statement

Facilitate the use of shared and/or multi-use sewerage system technologies to create more diverse housing options in the Rural West.

#### Implementing Actions

1. Identify best practices for shared and/or multi-use sewerage systems and pursue state and local code changes necessary to facilitate their use.
2. Establish necessary management, operations, and maintenance structures to increase the use of shared and multi-use sewerage systems in the West.
3. Evaluate how accessory dwelling units may be able to safely connect to existing septic systems with capacity.

### DN-10 Policy Statement

Establish policies, programs, and planning and zoning practices aimed at reducing farmer-neighbor conflicts.

#### Implementing Actions

1. Enhance farmer-resident relationships through expansion of educational programs that encourage farm visits and other activities to bridge the farming and non-farm communities and build understanding of allowable farm-related uses.
2. Work with the agricultural and development communities to evaluate, determine, and implement adequate landscape, screening, or other type of buffer requirement on new residential development abutting agricultural uses.
3. Encourage use of the Maryland Agricultural Conflict Resolution Service or other conflict resolution programs to help address farmer-neighbor conflicts.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-7 - Support the new development and redevelopment of multi-family communities to meet the County's current and future rental housing demands and ensure that resident displacement is minimized in redevelopment projects.</b>		
1. Establish new locations and zoning districts as identified on the Future Land Use Map (FLUM) and defined in the character areas appendix for multi-family developments. Prioritize new locations for multi-family housing that are near transit and transit corridors.	DPZ	Mid-Term
2. Support multi-family housing projects that serve a range of income levels and integrate traditional market rate housing with affordable housing opportunities.	DHCD DPZ	Ongoing
3. Ensure that redevelopment of age-restricted housing and housing for residents with disabilities preserves affordability of units for existing residents.	DHCD	Ongoing
4. Strive for a one-for-one replacement of affordable housing units when multi-family communities with affordable units are redeveloped.	HCHC DHCD Private Partners Non-profit Partners	Ongoing
<b>DN-8 - Create opportunities to increase the diversity of home choices in the Rural West, especially missing middle housing types, that preserve the character of the Rural West.</b>		
1. Allow the development of accessory dwelling units that conform to specific design and site criteria.	DPZ	Mid-Term
2. Locate missing middle housing typologies in the Rural Crossroads, where upper-story residential and small-scale residential infill opportunities exist. Use recommendations found in the Rural Crossroads section of the Focus Areas Technical Appendix for additional guidance.	DPZ	Mid-Term
3. Determine if there are strategic locations in the Rural West where it is feasible to accommodate increased housing development on shared or community well and shared or multi-use sewerage systems, while balancing other priorities such as environmental concerns, historical context, and agricultural preservation goals, <u>while maintaining rural character</u> .	DPZ DPW HCHD	Ongoing
4. Evaluate and amend Rural Conservation and Rural Residential Zoning District regulations to allow for duplex and multiplex housing types that fit within the existing neighborhood character.	DPZ	Mid-Term
5. Determine zoning, land development, and other code changes needed for small-scale, context-sensitive, multi-family or mixed-use development in the Rural West.	DPZ	Mid-Term
6. Evaluate and identify barriers to on-site tenant housing for the agricultural workforce.	DPZ	Long-term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-9 - Facilitate the use of shared and/or multi-use sewerage system technologies to create more diverse housing options in the Rural West.</b>		
1. Identify best practices for shared and/or multi-use sewerage systems and pursue state and local code changes necessary to facilitate their use.	DPZ DPW HCHD	Long-Term
2. Establish necessary management, operations, and maintenance structures to increase the use of shared and multi-use sewerage systems in the West.	DPW DPZ	Long-Term
3. Evaluate how accessory dwelling units may be able to safely connect to existing septic systems with capacity.	DPZ HCHD	Ongoing
<b>DN-10 - Establish policies, programs, and planning and zoning practices aimed at reducing farmer-neighbor conflicts.</b>		
1. Enhance farmer-resident relationships through expansion of educational programs that encourage farm visits and other activities to bridge the farming and non-farm communities and build understanding of allowable farm-related uses.	HCEDA OCS	Ongoing
2. Work with the agricultural and development community to evaluate, determine, and implement adequate landscape, screening, or other type of buffer requirement on new residential development abutting agricultural uses.	DPZ	Ongoing
3. Encourage use of the Maryland Agricultural Conflict Resolution Service or other conflict resolution programs to help address farmer-neighbor conflicts.	HCEDA OCS	Ongoing