

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2024 Legislative Session

Legislative day # 4

BILL NO. 16 – 2024 (ZRA – 206)

Introduced by:

The Chair at the request of
Elite Facility Management

SHORT TITLE: To allow additional square footage for detached accessory structures in RC and RR zoning districts

AN ACT amending the Howard County Zoning Regulations to change Section 128.0.A.12 to allow additional square footage for detached accessory structures on residentially zoned lots in the RC and RR zoning districts for both individual structures and cumulatively by allowing an additional 500 square feet for properties greater than 3 acres with larger properties having more allowance for detached accessory structures; and generally relating to lot coverage in the RC and RR zoning district.

Introduced and read first time _____, 2024. 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 _____, 2024.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 2024 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 _____, 2024 at ___ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive _____, 2024

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 128.0: “Supplementary Zoning District Regulations”*

6 *Subsection A: “Supplementary Bulk Regulations”*

7 *Number 12: “Regulations for detached accessory structures on residentially zoned lots*
8 *developed with single-family detached dwellings”.*

9
10 **HOWARD COUNTY ZONING REGULATIONS**

11
12 **SECTION 128.0: Supplementary Zoning District Regulations**

13
14 **A. Supplementary Bulk Regulations**

15 The following supplementary regulations shall apply in addition to the requirements of the
16 applicable zoning districts.

17
18 12. Regulations for detached accessory structures on residentially zoned lots
19 developed with single-family detached dwellings

20 a. Size restrictions

21 (1) The maximum cumulative lot coverage permitted for all of the accessory
22 structures located on any given residential lot developed with a single-
23 family detached dwelling is:

24 (a) 600 square feet for a lot in the planned public water and sewer
25 service area.

26 (b) 1,200 square feet for a lot in the RC or RR district which is 2
27 acres or less

28 (c) 2,200 square feet for a lot in the RC or RR district which is
29 greater than 2 acres[.] BUT LESS THAN 3 ACRES.

30 (D) AN ADDITIONAL 500 SQUARE FEET FOR A LOT IN THE RC OR RR

1 DISTRICT WHICH IS 3 ACRES OR GREATER BUT LESS THAN 4 ACRES
2 PROVIDED THAT NO DETACHED ACCESSORY STRUCTURE SHALL BE
3 LARGER THAN 2,500 SQUARE FEET.

4 (E) AN ADDITIONAL 500 SQUARE FEET PER ACRE FOR EACH LOT IN THE
5 RC OR RR DISTRICT 4 ACRES OR GREATER PROVIDED THAT NO
6 DETACHED ACCESSORY STRUCTURE SHALL BE LARGER THAN
7 5,000 SQUARE FEET.

8 (2) The cumulative lot coverage restrictions cited above shall apply to all
9 accessory structures on any residentially zoned lot developed with a single-
10 family detached dwelling, excepting only legitimate farm buildings located
11 on properties meeting the definition of "farm", shipping containers used as
12 accessory storage structures, and swimming pools. Farm structures,
13 shipping containers used as accessory storage structures, and swimming
14 pools are not subject to size restrictions; however, they must be subordinate
15 and incidental to the principal use.

16 (3) Ground-mounted accessory solar collectors shall not count toward the lot
17 coverage requirement provided they do not cover more than 2% of the lot.

18
19 *Section 2. Be it further enacted by the County Council of Howard County, Maryland, that*
20 *any individual who has applied for an accessory garage building permit prior to April 13,*
21 *2004 shall be subject to the accessory garage requirements of the Howard County Zoning*
22 *Regulations in effect prior to that date.*

23
24 *Section 3. Be it further enacted by the County Council of Howard County, Maryland, that*
25 *this Act shall become effective 61 days after its enactment.*