

Introduced 5/5/2014  
Public Hearing 5/19/2014  
Council Action 6/2/2014  
Executive Action 6/4/2014  
Effective Date 8/4/2014

## 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 May 5, 2014. Ordered posted and hearing scheduled.

By order Sheila M. Tolliver  
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 May 19, 2014.

By order Sheila M. Tolliver  
Sheila M. Tolliver, Administrator

This Bill was read the third time on June 2, 2014 and Passed ☒ Passed with amendments ☐ Failed ☐

By order Sheila M. Tolliver  
Sheila M. Tolliver, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 3<sup>rd</sup> day of June, 2014 at 11:00 a.m./p.m.

By order Sheila M. Tolliver  
Sheila M. Tolliver, Administrator

Approved/Vetoed by the County Executive June 4, 2014

Ken Ulman  
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.

**Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard County Zoning Regulations are amended as follows:

1. By amending

Subsection C6a, Requirements for Mixed Use Density

Section 127.0: MXD (Mixed Use) Districts

2. By amending

Subsection D8, Preliminary Development Plan and Criteria

Section 127.0: MXD (Mixed Use) Districts

## **Howard County Zoning Regulations.**

### **Section 127.0 MXD (Mixed Use) Districts**

#### **C. Requirements for Mixed Use Development**

##### **6. Residential Density**

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

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

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

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.*



BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on

June 4, 2014.

Sheila M. Tolliver  
Sheila M. Tolliver, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Sheila M. Tolliver, Administrator to the County Council

