




Howard County

Internal Memorandum

Subject: *Testimony for Council Bill XX-2025: Activity Center
Zoning Regulation Amendment 219*

To: *Brandee Ganz, County Administrative Officer*

From: *Lynda Eisenberg, AICP, Director* ^{DS}  For

Date: *December 18, 2025*

The Department of Planning and Zoning (DPZ) supports Council Bill XX-2025. The proposed zoning regulation amendment (ZRA) promotes diverse housing opportunities within Activity Centers in the Transit Oriented Development (TOD) zoning district and Traditional Neighborhood Center (TNC) Overlay district and aligns with the goals and policies of the County's General Plan, HoCo By Design.

Key recommendations of the bill are:

- Add a definition of Activity Center in the zoning regulations
- Require residential development projects over five-acres in the TOD or TNC districts to provide more than one housing type
- Add age-restricted adult housing as a permitted use in the TOD district

HoCo By Design identifies Activity Centers as areas targeted for growth that can promote opportunities for diverse mixed-income housing choices. DPZ is proposing this ZRA to advance the HoCo By Design housing goals for Activity Centers located in zoning districts that currently allow residential uses, which include the TNC and TOD zoning districts. On October 16, 2025, ZRA-219 was presented to the Howard County Planning Board for its recommendations who voted 4-0 in favor of this ZRA, with one member absent.

There are no fiscal impacts associated with adoption of this Council Bill. Given the reasons stated above, DPZ supports Council Bill XX-2025 and appreciates Council's consideration.

cc: Jennifer Sager, Legislative Coordinator, Department of Administration
Angela Cabellon, Chief of Staff
Brian Shepter, Deputy Chief of Staff
Gary W. Kuc, County Solicitor, Office of Law