

Council Bill 4-2026 Fiscal Analysis

Introduced: January 5, 2026

Fiscal Manager: Yusef Ibrahim

Legislative Intent: Council Bill 4-2026 (Zoning Regulation Amendment 219) was introduced to implement the County’s General Plan recommendations for Activity Centers by updating the County’s Zoning Regulations to require housing diversity in larger residential developments within the TOD and TNC zoning districts and to permit age-restricted adult housing in the TOD district.

ANALYSIS

Fiscal Impact:

| Impact Area | Financial Detail | Description |
|---------------------------|-------------------------|--|
| FY26 DPZ Operating Budget | \$8,785,752 | FY26 Council Approved Operating Budget |

The proposed legislation is not expected to have a fiscal impact on the County’s operating or capital budgets. The amendment updates zoning regulations and would be implemented through existing zoning and site development plan review processes administered by the Department of Planning and Zoning, without adding new review steps or requiring additional County resources.

Based on the Administration’s responses, implementation can be absorbed by existing DPZ staff and does not create a need for additional resources.

Budget Implications:

FY 2026 Operating Budget Line¹: Total DPZ General Fund Budget (\$8,785,752)

No changes to the FY 2026 Operating Budget are anticipated due to this bill. Existing Department of Planning and Zoning appropriations are sufficient to administer these updated zoning regulations.

Other Notes: None

¹ Page 159 in HC FY26 Approved Operating Budget