

Introduced \_\_\_\_\_  
Public hearing \_\_\_\_\_  
Council action \_\_\_\_\_  
Executive action \_\_\_\_\_  
Effective date \_\_\_\_\_

## County Council of Howard County, Maryland

2009 Legislative Session

Legislative day # 1

### **BILL NO. 5 – 2009 (ZRA – 106)**

**Introduced by: The Chair  
at the request of James R. Buch and Robert M. Buch**

**AN ACT** amending the Howard County Zoning Regulations' CAC zoning district to add a provision to permit apartment and single-family attached uses within a Route 1 Corridor development project of less than two acres, if the property is contiguous to a CAC development which has received an approved sketch plan or site development plan, under certain circumstance; and generally relating to the CAC zoning district.

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Introduced and read first time \_\_\_\_\_, 2009. Ordered posted and hearing scheduled.

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

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on \_\_\_\_\_, 2009 and concluded on \_\_\_\_\_, 2009.

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

This Bill was read the third time \_\_\_\_\_, 2009 and Passed \_\_\_, Passed with amendments \_\_\_, Failed \_\_\_.

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

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_\_\_ day of \_\_\_\_\_, 2009 at \_\_\_\_\_ a.m./p.m.

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

Approved/vetoed by the County Executive on \_\_\_\_\_, 2009.

\_\_\_\_\_  
Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law.  
~~Strikeout~~ 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 Subsection A*  
2 *“Purpose” of Section 127.5 “CAC (Corridor Activity Center) District” is being reenacted*  
3 *without changes; and Number 17, of Subsection B “Uses Permitted as a Matter of Right”, of*  
4 *Section 127.5 “CAC (Corridor Activity Center) District” of the Howard County Zoning*  
5 *Regulations is hereby amended to read as follows:*

## Howard County Zoning Regulations

### SECTION 127.5: CAC (Corridor Activity Center) District

#### A. Purpose

This district is intended to provide for the development of pedestrian-oriented, urban activity centers with a mix of retail, service, office and residential uses. These centers should be located near to Route 1 and close to residential communities that will benefit from a pedestrian-oriented local business area. The requirements of this district, in conjunction with the Route 1 Manual and the public improvements recommended by the Route 1 Corridor Revitalization Study, will result in development that will strengthen nearby communities, provide for safe and convenient pedestrian travel, and improve the streetscape of Route 1 and intersecting roads.

Many parcels in the CAC district were developed before this district was created. It is not the intent of these requirements to disallow the continued use of sites developed prior to the CAC district. The intent of this district will be achieved by bringing the sites into compliance with these requirements and the standards of the Route 1 Manual as uses are expanded or redeveloped.

#### B. Uses Permitted as a Matter of Right

17. Dwellings, apartment and single-family attached, only within a Route 1 Corridor development project with at least 2 gross acres of CAC-zoned land OR LESS THAN 2 GROSS ACRES IF THE PROPERTY IS CONTIGUOUS TO A CAC DEVELOPMENT WHICH HAS RECEIVED FINAL APPROVAL OF A SKETCH PLAN OR SITE DEVELOPMENT PLAN.

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*Section 2. And be it further enacted by the County Council of Howard County, Maryland, that the provisions of this act shall become effective 61 days after enactment.*