

Amendment to Council Bill 5-2009

BY: The Chair at the request of
James R. Buch and Robert M. Buch

Legislative Day No: 3
Date: March 2, 2009

Amendment No. 1

(This amendment would add additional criteria to the proposed legislation that would apply specifically to CAC properties that are less than 2 gross acres in area).

On the title page, in line 3 of the title, after the comma, strike the remainder of the line.
On the same page, in line 4 of the title, strike “development which has received an approved sketch plan or site development plan,”. On the same page, in line 5 of the title, strike “circumstance” and substitute “conditions”.

On page 1, strike lines 1 – 5, in their entirety, and substitute:
“Section 1. Be it enacted by the County Council of Howard County, Maryland, that Subsection A “Purpose” of Section 127.5 “CAC (Corridor Activity Center) District” is being reenacted without changes; and Number 17, of Subsection B “Uses Permitted as a Matter of Right”, Number 1, of Subsection D “Bulk Regulations”, and Letter A, of Number 3 “Requirements for Residential Uses”, of Subsection E “Requirements for CAC Development”, of Section 127.5 “CAC (Corridor Activity Center) District” of the Howard County Zoning Regulations are hereby amended to read as follows:”.

On page 1, strike lines 29 – 32, in their entirety, and substitute:
“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: (1) THE SUBJECT PROPERTY IS CONTIGUOUS ALONG AT LEAST 75% OF ITS PERIMETER TO A CAC DEVELOPMENT THAT HAS RECEIVED FINAL APPROVAL OF A SKETCH PLAN OR SITE DEVELOPMENT PLAN; (2) NO ADDITIONAL CAC-ZONED LAND DIRECTLY ADJOINS THE SUBJECT PROPERTY; AND (3) THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE COMPATIBLE WITH THE LAND USE, SITE

1 PLANNING AND ARCHITECTURAL CHARACTER OF THE CONTIGUOUS CAC DEVELOPMENT.

3 **D. Bulk Regulations**

4 (Also see Section 128.A, Supplementary Regulations)

6 1. Residential density: [[, maximum.....25 units per net acre]]

8 A. FOR CAC DEVELOPMENTS OF AT LEAST 2 GROSS ACRES.....25 UNITS PER
9 NET ACRE

11 B. FOR CAC DEVELOPMENTS OF LESS THAN 2 GROSS ACRES.....15 UNITS PER
12 NET ACRE

15 **E. Requirements for CAC Development**

18 3. Requirements for Residential Uses

20 a. Residences are permitted only within Route 1 Corridor development projects
21 encompassing at least two gross acres of CAC-zoned land[[.]] OR LESS THAN 2
22 GROSS ACRES IF: (1) THE SUBJECT PROPERTY IS CONTIGUOUS ALONG AT LEAST 75%
23 OF ITS PERIMETER TO A CAC DEVELOPMENT THAT HAS RECEIVED FINAL APPROVAL
24 OF A SKETCH PLAN OR SITE DEVELOPMENT PLAN; (2) NO ADDITIONAL CAC-ZONED
25 LAND DIRECTLY ADJOINS THE SUBJECT PROPERTY; AND (3) THE DEVELOPMENT OF
26 THE SUBJECT PROPERTY SHALL BE COMPATIBLE WITH THE LAND USE, SITE PLANNING
27 AND ARCHITECTURAL CHARACTER OF THE CONTIGUOUS CAC DEVELOPMENT.”.