

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2009 Legislative Session

Legislative day # 3

BILL NO. 13 – 2009 (ZRA – 111)

**Introduced by: The Chair
at the request of Land Design & Development**

AN ACT amending the Howard County Zoning Regulations to amend the Density Exchange for Neighborhood Preservation Parcels to allow development rights to be received as a bonus density for Conditional Use Age-restricted Adult Housing developments; and generally relating to the Density Exchange for Neighborhood Preservation program and Age-restricted Adult Housing.

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

By order _____
Stephen M. LeGendre, 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 _____
Stephen M. LeGendre, Administrator to the County Council

This Bill was read the third time _____, 2009 and Passed ___, Passed with amendments ___, Failed ___.

By order _____
Stephen M. LeGendre, 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 _____
Stephen M. LeGendre, 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 Number 3
2 “Receiving Development Requirements”, of Subsection L “Density Exchange for Neighborhood
3 Preservation Parcels”, of Section 128 “Supplementary Zoning District Regulations” and
4 Number 3 “Age-restricted Adult Housing”, of Subsection N “Conditional Uses and Permissible
5 Zoning Districts”, of Section 131 “Conditional Uses” of the Howard County Zoning
6 Regulations are hereby amended to read as follows:

7
8
9 **Howard County Zoning Regulations**

10
11 **SECTION 128: Supplementary Zoning District Regulations**

12
13 **L. Density Exchange for Neighborhood Preservation Parcels**

14
15 3. Receiving Development Requirements

16 a. Residential development rights derived from neighborhood preservation sending
17 parcels may be received as bonus density for developments on parcels in the
18 RSA-8, R-A-15 and CAC Districts.

19
20 b. Residential development rights derived from neighborhood preservation sending
21 parcels may be received as bonus density for developments on parcels at least 11
22 acres in size in the R-20 and R-12 Districts.

23
24 C. RESIDENTIAL DEVELOPMENT RIGHTS DERIVED FROM NEIGHBORHOOD PRESERVATION
25 SENDING PARCELS MAY BE RECEIVED AS BONUS DENSITY FOR DEVELOPMENTS ON
26 PARCELS SUBJECT TO CONDITIONAL USE APPROVAL AS PROVIDED IN SECTION 131.N.1.
27 AGE-RESTRICTED ADULT HOUSING.

SECTION 131: Conditional Uses

N. Conditional Uses and Permissible Zoning Districts

1. Age-Restricted Adult Housing

a. Age-Restricted Adult Housing, General

(3) The maximum density shall be as follows:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
RC and RR	20 or more	1
R-ED and R-20	20-49	4
	50 or more	5
R-12	20-49	5
	50 or more	6
R-SC	20-49	7
	50 or more	8
R-SA-8	20 or more	12
R-A-15	20 or more	25

EXCEPT IN THE RR AND RC DISTRICTS, AN AGE-RESTRICTED ADULT HOUSING DEVELOPMENT MAY BE DEVELOPED AS A RECEIVING PARCEL IN ASSOCIATION WITH NEIGHBORHOOD PRESERVATION SENDING PARCELS AT A BONUS OF UP TO 30% MORE DWELLING UNITS THAN WOULD BE ACHIEVED BASED ON THE ABOVE CHART.

Section 2. Be it further enacted by the County Council of Howard County, Maryland, that the remainder of Section 128.L.3 be renumbered accordingly.

Section 3 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.