

Introduced 3/02/09
Public hearing _____
Council action 3/02/09
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 3/02, 2009. ~~Ordered posted and hearing scheduled.~~

Rejected on introduction

By order

Stephen M. LeGendre
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. Strikethrough 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.**

1
2
3 **SECTION 131: Conditional Uses**
4

5 **N. Conditional Uses and Permissible Zoning Districts**
6

7 **1. Age-Restricted Adult Housing**

8 **a. Age-Restricted Adult Housing, General**
9

10 (3) The maximum density shall be as follows:
11
12

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

13
14
15 EXCEPT IN THE RR AND RC DISTRICTS, AN AGE-RESTRICTED ADULT HOUSING
16 DEVELOPMENT MAY BE DEVELOPED AS A RECEIVING PARCEL IN ASSOCIATION WITH
17 NEIGHBORHOOD PRESERVATION SENDING PARCELS AT A BONUS OF UP TO 30% MORE
18 DWELLING UNITS THAN WOULD BE ACHIEVED BASED ON THE ABOVE CHART.
19

20 *Section 2. Be it further enacted by the County Council of Howard County, Maryland, that the*
21 *remainder of Section 128.L.3 be renumbered accordingly.*
22

23 *Section 3 And be it further enacted by the County Council of Howard County, Maryland, that*
24 *the provisions of this act shall become effective 61 days after enactment.*
25
26