

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

County Council of Howard County, Maryland

2015 Legislative Session

Legislative day # 8

BILL NO. 36 – 2015 (ZRA – 153)

**Introduced by the Chairperson
at the request of Michael L. Buch**

AN ACT amending the Howard County Zoning Regulations' R-APT (Residential: Apartments) District to repeal the maximum building length limitation; and generally relating to the R-APT (Residential: Apartments) District.

Introduced and read first time _____, 2015. Ordered posted and hearing scheduled.

By order _____
Jessica Feldmark, 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 _____, 2015 and concluded on _____, 2015.

By order _____
Jessica Feldmark, Administrator to the County Council

This Bill was read the third time _____, 2015 and Passed ____, Passed with amendments ____, Failed ____.

By order _____
Jessica Feldmark, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2015 at _____ a.m./p.m.

By order _____
Jessica Feldmark, Administrator to the County Council

Approved/vetoed by the County Executive on _____, 2015.

Allan H. Kittleman, 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 the Howard
2 County Zoning Regulations are hereby amended to read as follows:

3
4 *By repealing and reenacting without amendments:*

5 *Subsection A. "Purpose"*

6
7 *By repealing:*

8 *Item 1.c. "Building Length" from Section 112.1: "R-APT (Residential: Apartments) District"*

9 *Subsection D. "Bulk Regulations"*

10
11
12 **Howard County Zoning Regulations**

13
14 **SECTION 112.1: - R-APT (Residential: Apartments) District**

15
16 **A. Purpose**

17 The R-APT district is established to provide the opportunity for higher density apartments to
18 support adjacent retail areas and services, enhance transportation hubs and provide a land
19 use transition between more intense uses and lower density residential districts. It is intended
20 that R-APT districts will adjoin arterial roadways and should have opportunities for
21 pedestrian and bicycle access to the surrounding areas.
22

23 **D. Bulk Regulations**

24 1. For all uses, the following maximum limitations shall apply:

25 a. Height

26 (1) Structure with minimum setback65 feet

27 (2) Structure with an additional 1 foot in height for every 2 feet of setback above the
28 minimum80 feet

29 b. Density.....25 dwelling units per net acre

30 [[c. Building length120 feet

31 However, the Director of the Department of Planning and Zoning may approve a
32 greater length, up to a maximum of 300 feet, based on a determination that the design
33 of the building will mitigate the visual impact of the increased length.]]

34
35 **Section 2. And Be It Further Enacted** by the County Council of Howard County, Maryland, that this Act
36 shall become effective 61 days after its enactment.