

Introduced 7/6/15
Public hearing 7/20/15
Council action 7/31/15
Executive action 8/10/15
Effective date 10/10/15

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 ~~repeat~~ change the maximum building length limitation; and generally relating to the R-APT (Residential: Apartments) District.

Introduced and read first time July 6, 2015. Ordered posted and hearing scheduled.

By order Jessica Feldmark
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 July 20, 2015.

By order Jessica Feldmark
Jessica Feldmark, Administrator to the County Council

This Bill was read the third time July 31, 2015 and Passed ✓, Passed with amendments ✓, Failed .

By order Jessica Feldmark
Jessica Feldmark, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this 3rd day of July, 2015 at 3 a.m./p.m.

By order Jessica Feldmark
Jessica Feldmark, Administrator to the County Council

Approved/vetoed by the County Executive on Aug 10, 2015.

Allan H. Kittleman
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 amending 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 ~~ff~~c. Building length~~120~~ 300 feet

31 However, the Director of the Department of Planning and Zoning may approve a
32 greater length, up to a maximum of ~~300-600~~ feet, based on a determination THAT THE
33 GREATER LENGTH IS NEEDED TO ADDRESS NOISE MITIGATION OR SITE
34 CONSIDERATIONS AND that the design of the building will mitigate the visual impact of
35 the increased length.~~ff~~BY USING ARCHITECTURAL TREATMENTS TO REDUCE THE
36 PERCEIVED VISUAL MASS.

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

Amendment 1 to Council Bill 36-2015

BY: Greg Fox

Legislative Day No: 9
Date: July 31, 2015

Amendment No. 1

1 (This amendment would limit the building length to 300ft. However, the length may be exceeded
2 under certain conditions).
3
4
5

6 On the title page, in the second line of the title, after the first “to” strike “repeal” and
7 substitute “change”.
8

9 On page 1, in line 7, strike “*repealing*” and substitute “*amending*”. On the same page, in
10 line 30, strike the double brackets. On the same line, strike “120” and substitute
11 “300”.
12

13 Also on page 1, in line 32, strike “300” and substitute “600” and after “determination”
14 insert “THAT THE GREATER LENGTH IS NEEDED TO ADDRESS NOISE MITIGATION OR
15 SITE CONSIDERATIONS AND”. And in line 33, strike the double brackets and the
16 period and insert “BY USING ARCHITECTURAL TREATMENTS TO REDUCE THE
17 PERCEIVED VISUAL MASS.”.
18
19
20
21

~~REPORT~~ 7/31/15
~~FILED~~
Jessica Feldman

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

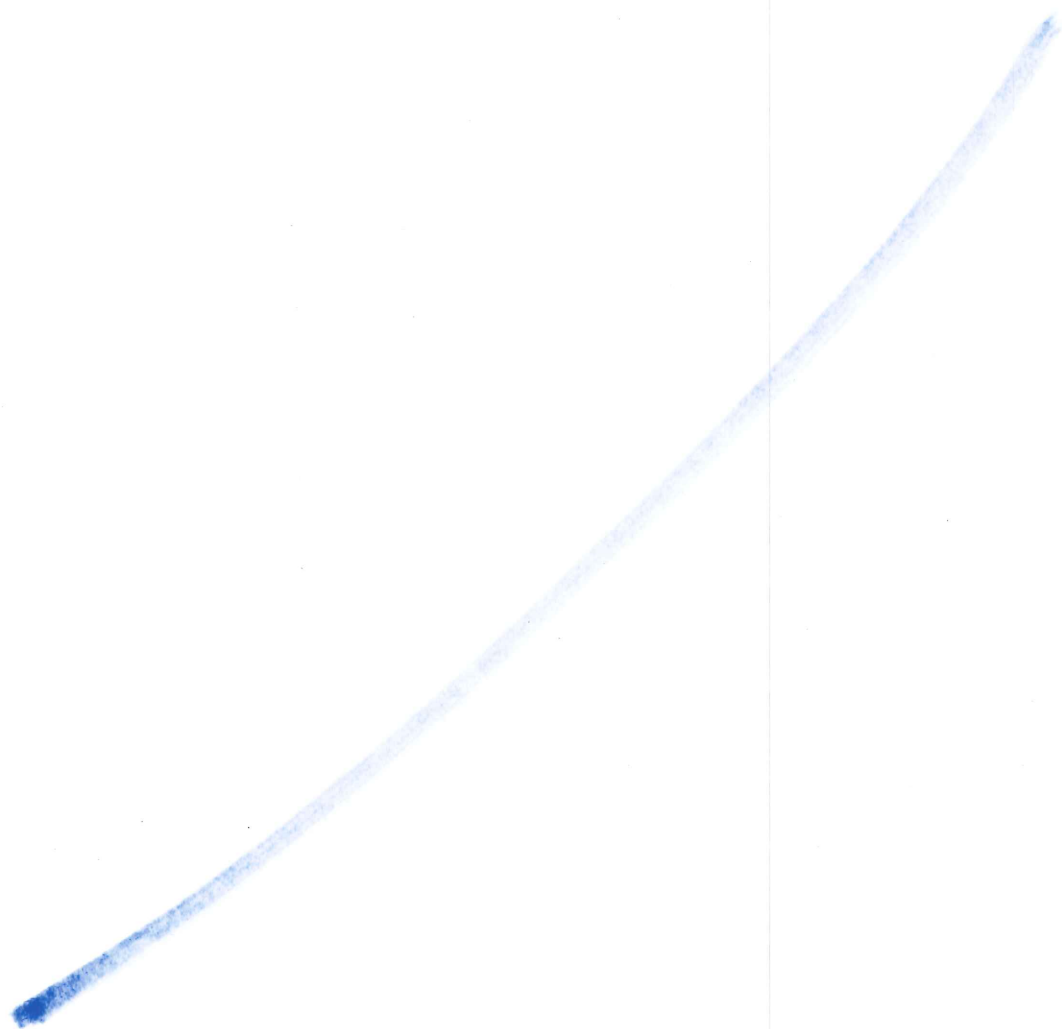
Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2015 at _____ a.m./p.m.

By order _____
Jessica Feldmark, Administrator to the County Council

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

Allan H. Kittleman, County Executive

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7 By repealing:

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

9 Subsection D. "Bulk Regulations"

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11
12 **Howard County Zoning Regulations**

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

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16 **A. Purpose**

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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.



BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on August 10, 2015.


Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2015.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2015.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2015.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2015.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2015.

Jessica Feldmark, Administrator to the County Council