

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 I. 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 minimum 80 feet

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

30 ~~[[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. ~~]]~~ 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.*

