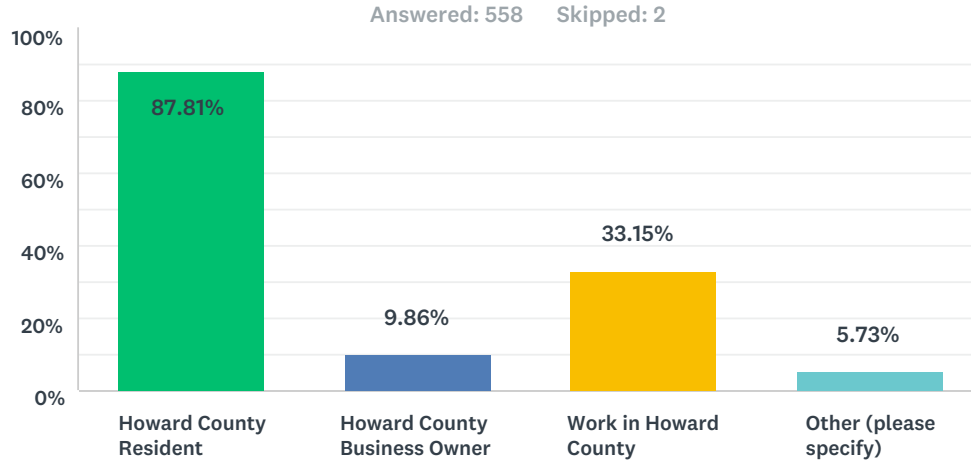


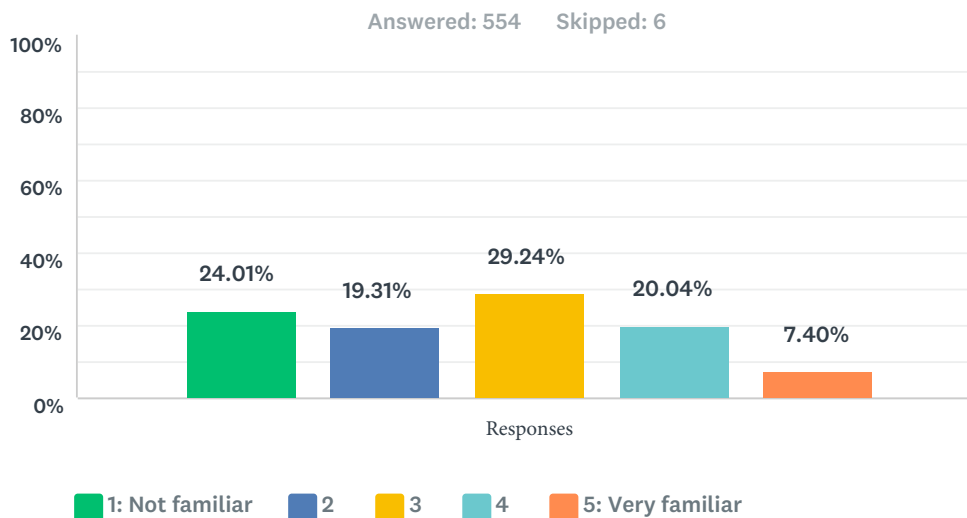
Howard County Development Regulations Assessment Survey Summary

Which of the following best describes you? Select all that apply.



Answer Choices	Responses
Howard County Resident	87.81% 490
Howard County Business Owner	9.86% 55
Work in Howard County	33.15% 185
Other (please specify)	5.73% 32
Total Respondents: 558	

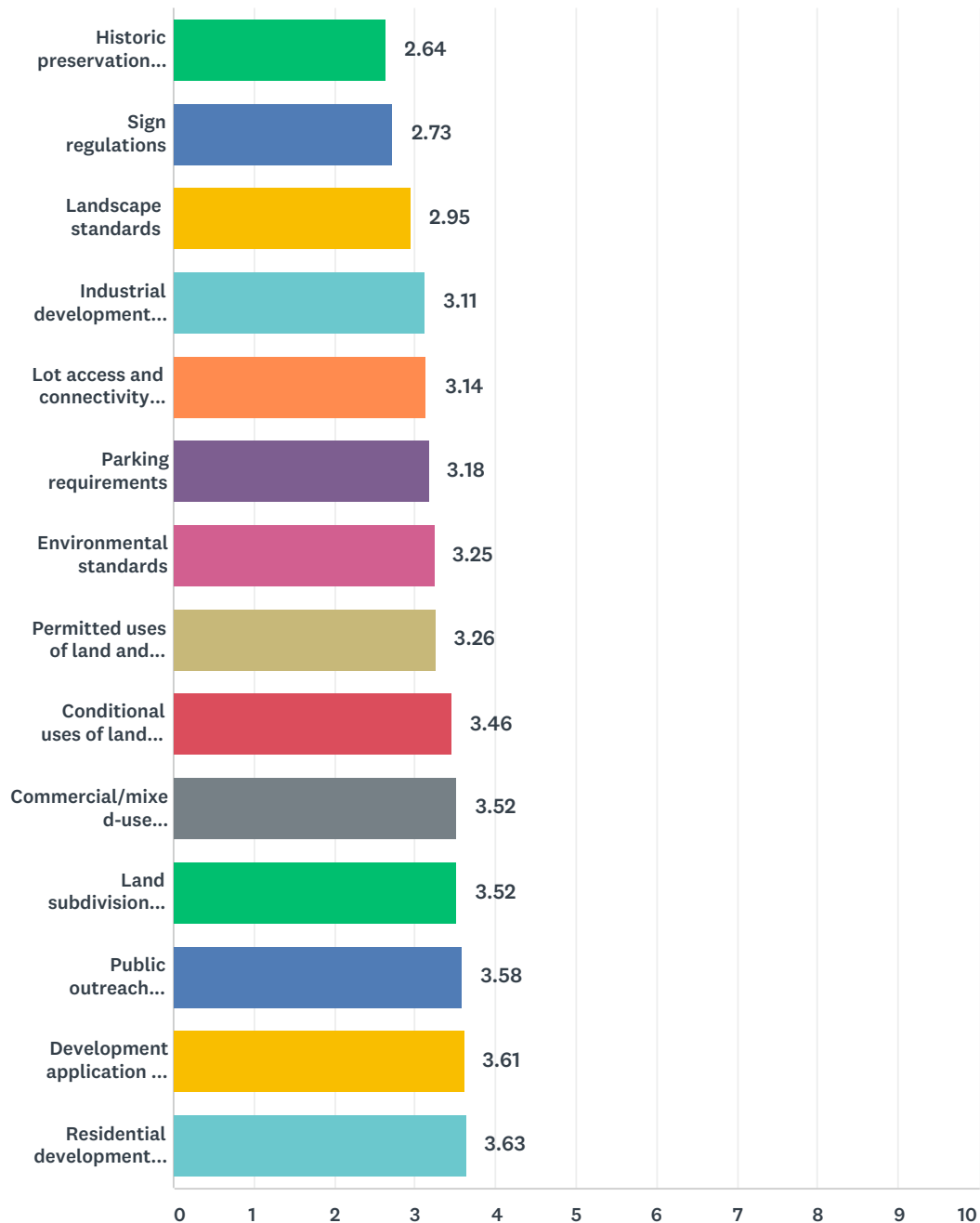
On a scale from 1 to 5, how familiar are you with Howard County's land development regulations, with 1= not familiar or limited and 5= very familiar.



	1: Not familiar (1)	2 (2)	3 (3)	4 (4)	5: Very familiar (5)	Total	Weighted Average
(no label)	24.01% 133	19.31% 107	29.24% 162	20.04% 111	7.40% 41	554	2.68

Are there portions of Howard County’s land development regulations that you believe are working well today and should be retained without significant changes? Are there areas that are not working well and that should be revised? Please rate each of the following, on a scale from 1 to 5, with 1 = retain without much change and 5 = revise. As used in this survey “development standards” include standards for lot size, development density, building height and bulk, building setbacks, and building design quality.

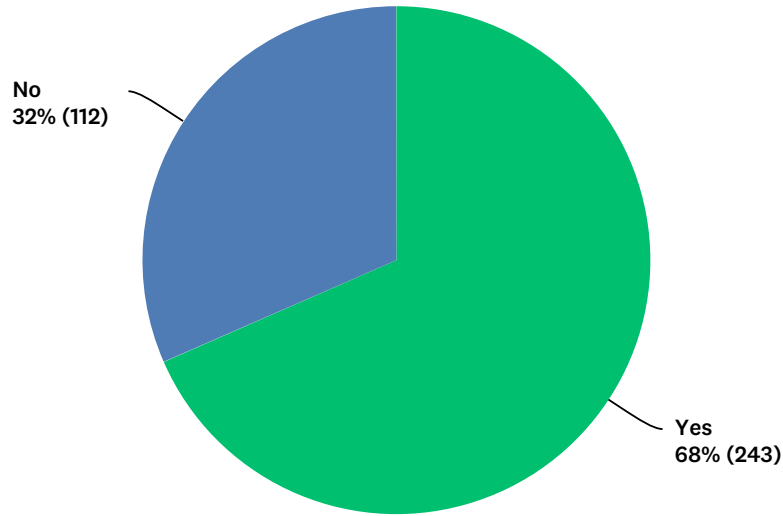
Answered: 340 Skipped: 220



	1: Retain without much change	2	3	4	5: Revise	Total	Weighted Average
Historic preservation standards	32.91% 104	14.87% 47	24.68% 78	10.13% 32	17.41% 55	316	2.64
Sign regulations	28.21% 88	18.59% 58	23.08% 72	12.50% 39	17.63% 55	312	2.73
Landscape standards	23.51% 75	17.24% 55	22.26% 71	15.05% 48	21.94% 70	319	2.95
Industrial development standards	18.35% 58	16.77% 53	24.37% 77	16.77% 53	23.73% 75	316	3.11
Lot access and connectivity standards	17.52% 55	15.29% 48	27.71% 87	14.97% 47	24.52% 77	314	3.14
Parking requirements	20.06% 64	12.54% 40	22.26% 71	19.12% 61	26.02% 83	319	3.18
Environmental standards	20.43% 66	11.15% 36	22.29% 72	15.48% 50	30.65% 99	323	3.25
Permitted uses of land and buildings	20.43% 67	10.37% 34	21.04% 69	19.21% 63	28.96% 95	328	3.26
Conditional uses of land and buildings	15.17% 49	9.91% 32	21.36% 69	20.43% 66	33.13% 107	323	3.46
Commercial/mixed-use development standards	12.96% 42	11.73% 38	20.99% 68	18.52% 60	35.80% 116	324	3.52
Land subdivision regulations	15.99% 51	10.03% 32	18.50% 59	16.61% 53	38.87% 124	319	3.52
Public outreach requirements	16.82% 55	8.26% 27	17.13% 56	15.90% 52	41.90% 137	327	3.58
Development application and review processes	12.15% 39	12.46% 40	18.07% 58	16.51% 53	40.81% 131	321	3.61
Residential development standards	14.85% 49	10.00% 33	15.45% 51	16.36% 54	43.33% 143	330	3.63

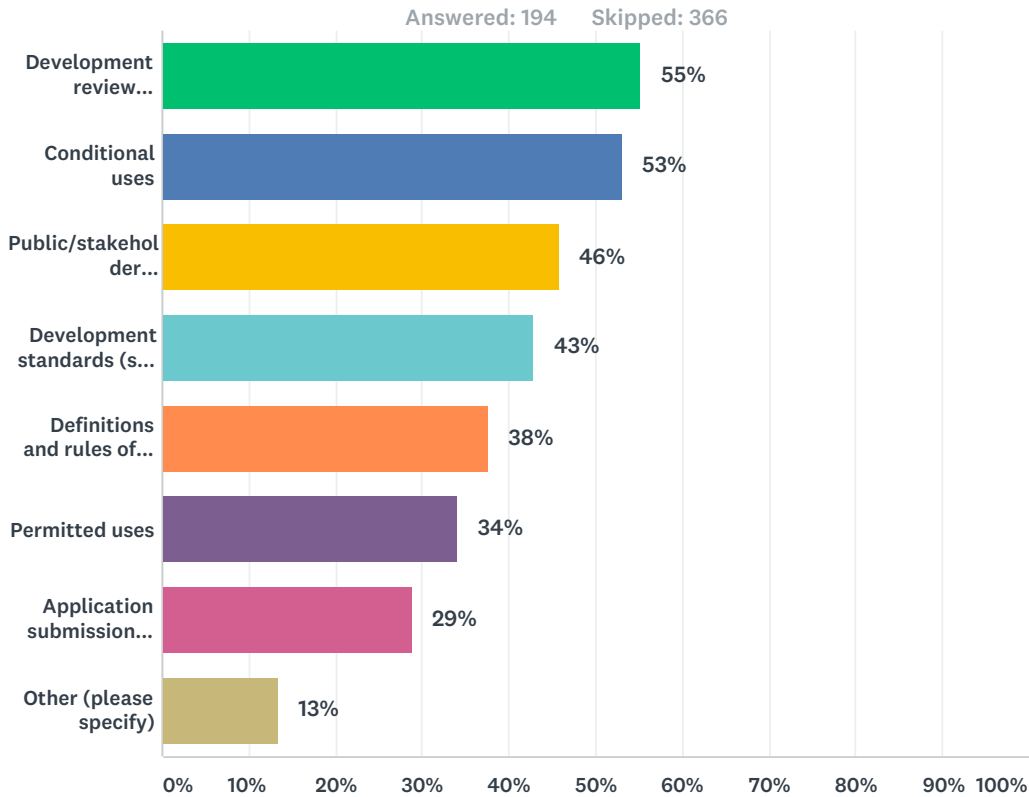
Do you use Howard County's development regulations, or have you ever needed to look up zoning information?

Answered: 355 Skipped: 205



Answer Choices	Responses	
Yes	68%	243
No	32%	112
Total		355

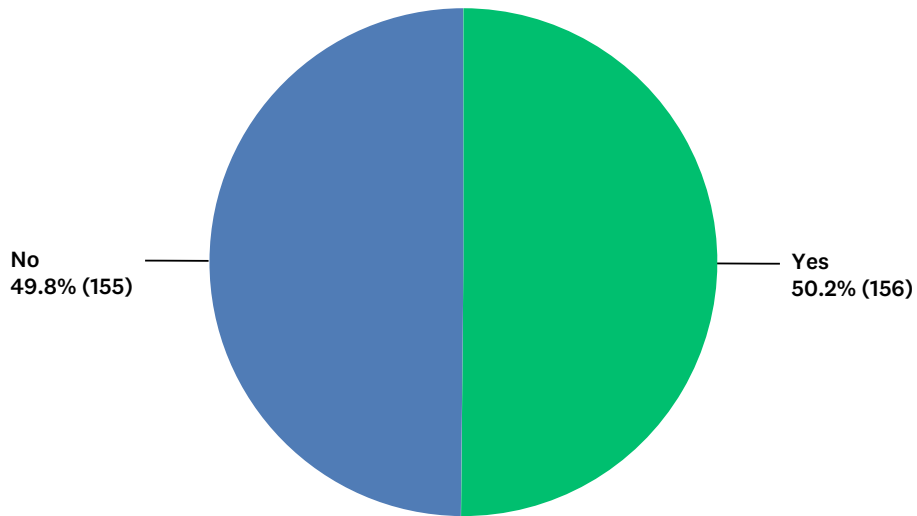
Are there specific parts of the current land development regulations that you find challenging to use or confusing? Select all those that you find challenging or confusing, or add others to the list.



Answer Choices	Responses
Development review procedures	55% 107
Conditional uses	53% 103
Public/stakeholder outreach/engagement procedures	46% 89
Development standards (such as setbacks, heights, and building design standards)	43% 83
Definitions and rules of measurement	38% 73
Permitted uses	34% 66
Application submission requirements	29% 56
Other (please specify)	13% 26
Total Respondents: 194	

Do you have trouble finding certain types of standards, provisions, or criteria in the regulations?

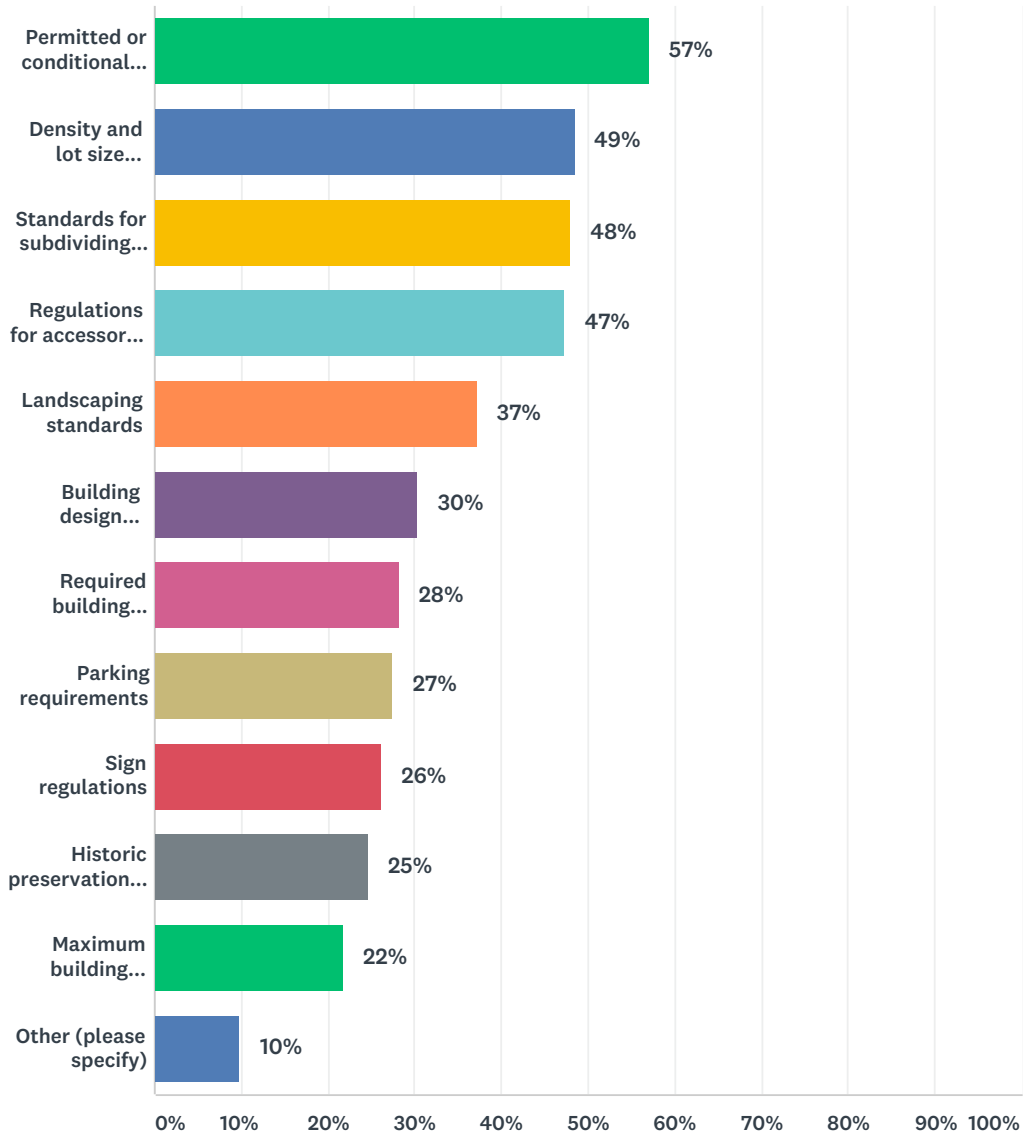
Answered: 311 Skipped: 249



Answer Choices	Responses	
Yes	50.2%	156
No	49.8%	155
Total		311

Which of the following standards do you have trouble finding or understanding?

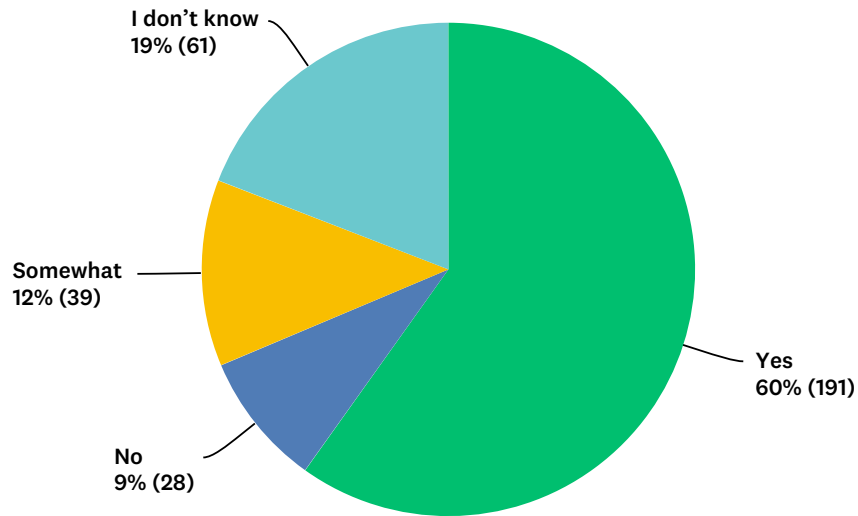
Answered: 142 Skipped: 418



Answer Choices	Responses	
Permitted or conditional uses	57%	81
Density and lot size standards	49%	69
Standards for subdividing land into developable lots	48%	68
Regulations for accessory (i.e. smaller and secondary) structures and uses	47%	67
Landscaping standards	37%	53
Building design standards	30%	43
Required building setbacks	28%	40
Parking requirements	27%	39
Sign regulations	26%	37
Historic preservation standards	25%	35
Maximum building heights	22%	31
Other (please specify)	10%	14
Total Respondents: 142		

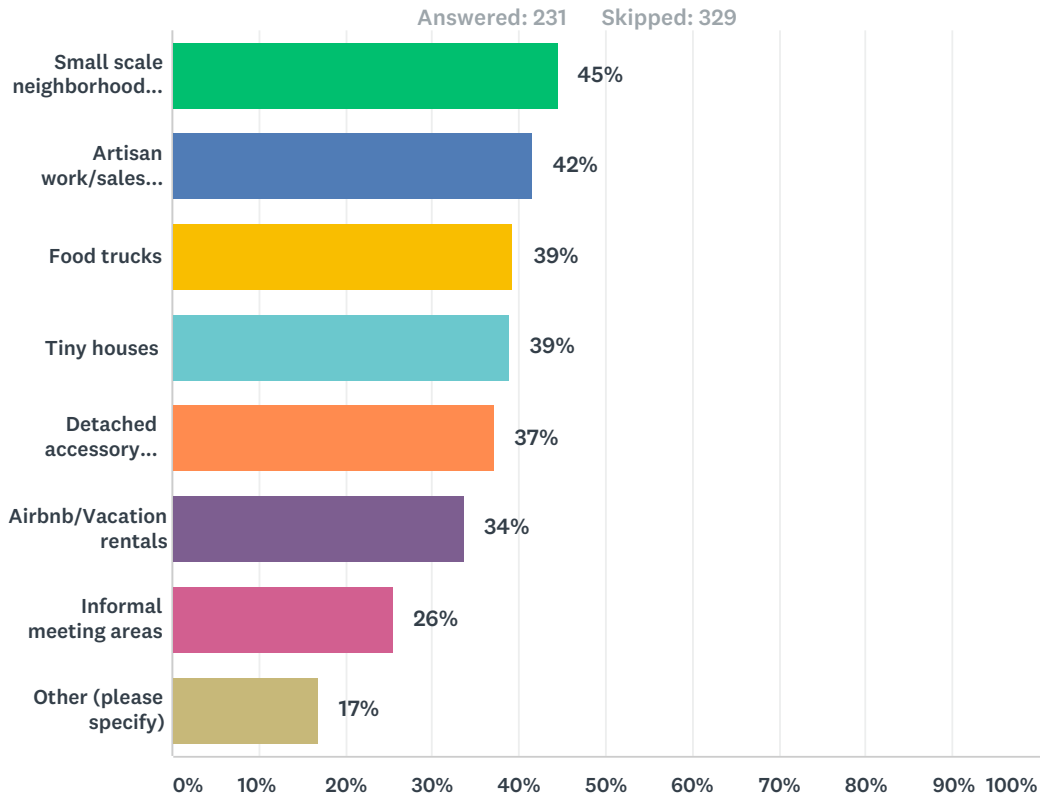
Are certain land uses in Howard County controversial or difficult to regulate?

Answered: 319 Skipped: 241



Answer Choices	Responses	
Yes	60%	191
No	9%	28
Somewhat	12%	39
I don't know	19%	61
Total		319

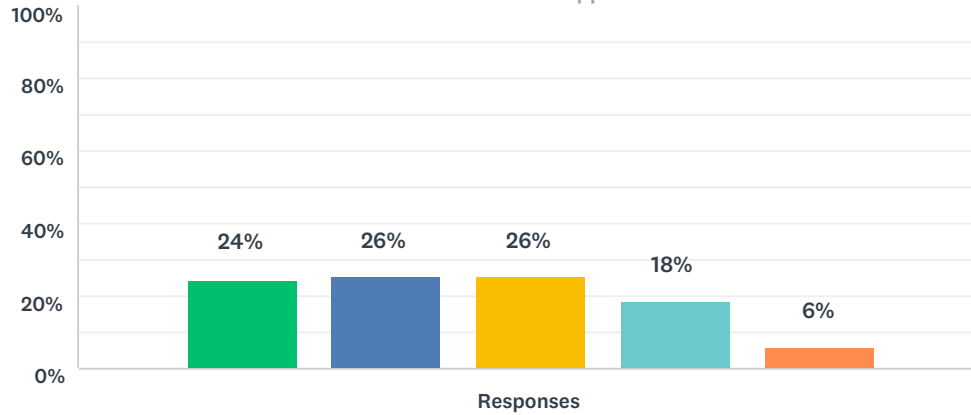
What types of land uses would you like to see in Howard County that are not currently addressed in the land development regulations?



Answer Choices	Responses
Small scale neighborhood commercial uses	45% 103
Artisan work/sales spaces (such as Artspace or Makerspace)	42% 96
Food trucks	39% 91
Tiny houses	39% 90
Detached accessory apartments (currently only accessory apartments located inside a house are allowed)	37% 86
Airbnb/Vacation rentals	34% 78
Informal meeting areas	26% 59
Other (please specify)	17% 39
Total Respondents: 231	

On a scale of 1 to 5, do you agree that the current land development regulations result in high-quality development?

Answered: 298 Skipped: 262



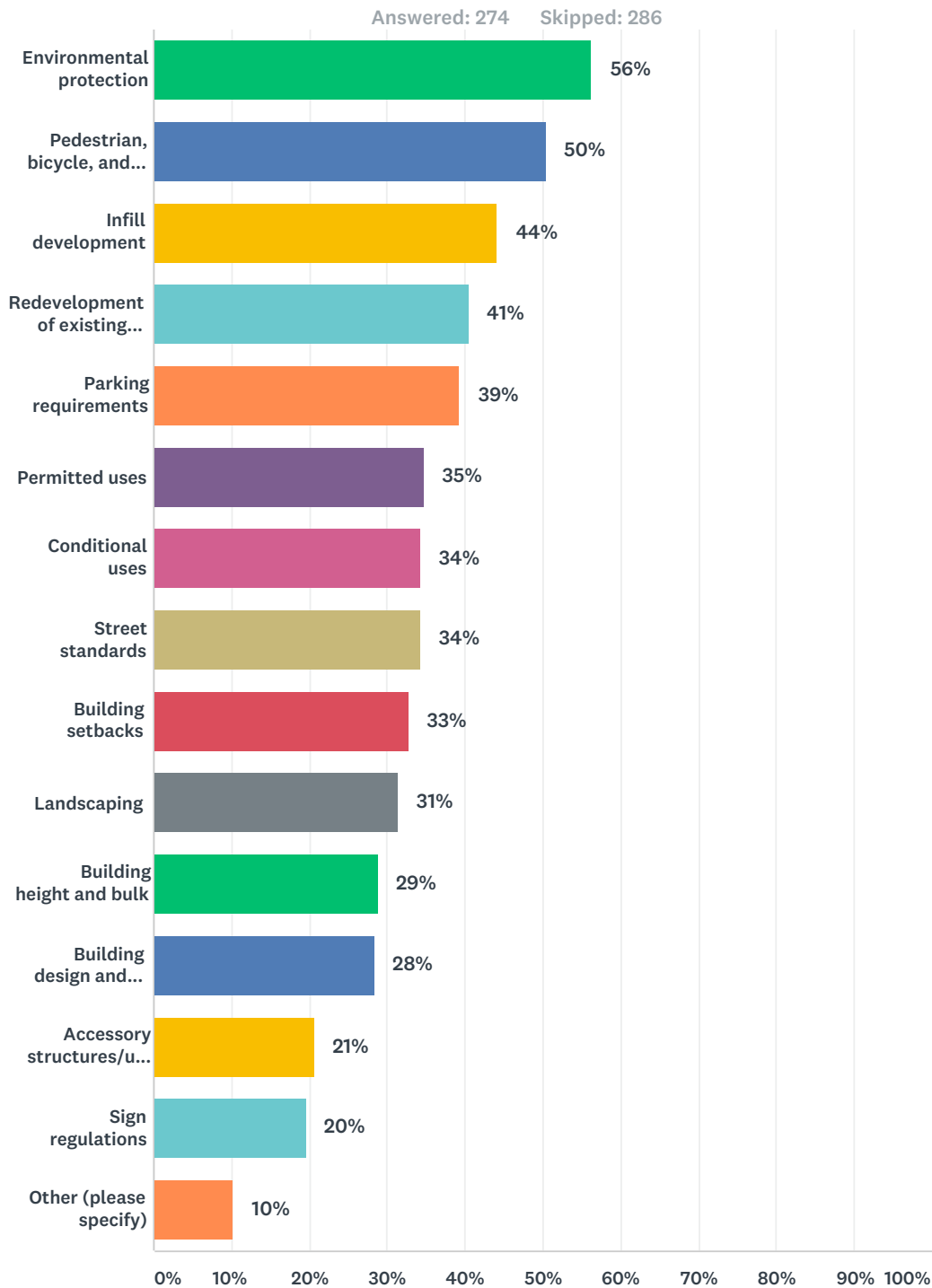
■ 1: Strongly Disagree
 ■ 2: Disagree
 ■ 3: Neutral
 ■ 4: Agree
■ 5: Strongly Agree

	1: Strongly Disagree (1)	2: Disagree (2)	3: Neutral (3)	4: Agree (4)	5: Strongly Agree (5)	Total	Weighted Average
Responses	24% 73	26% 76	26% 76	18% 55	6% 18	298	2.56

BASIC STATISTICS

Minimum 1.00	Maximum 5.00	Median 2.50	Mean 2.56	Standard Deviation 1.21
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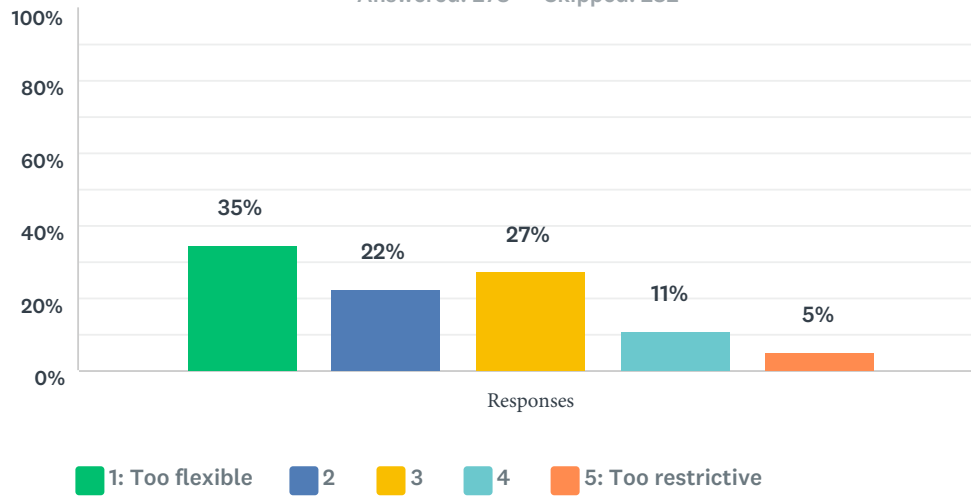
What are some areas where you believe the quality of development could be improved, if any? Select all that apply. If you think a particular standard should be improved in a specific location in the county, please identify that location(s) in the comment box below.



Answer Choices	Responses	
Environmental protection	56%	154
Pedestrian, bicycle, and transit facilities	50%	138
Infill development	44%	121
Redevelopment of existing buildings	41%	111
Parking requirements	39%	108
Permitted uses	35%	95
Conditional uses	34%	94
Street standards	34%	94
Building setbacks	33%	90
Landscaping	31%	86
Building height and bulk	29%	79
Building design and architecture	28%	78
Accessory structures/uses (garages, sheds, etc.)	21%	57
Sign regulations	20%	54
Other (please specify)	10%	28
Total Respondents: 274		

On a scale of 1 to 5, with 1=too flexible and 5= too restrictive, what do you think of the County's current site development standards?

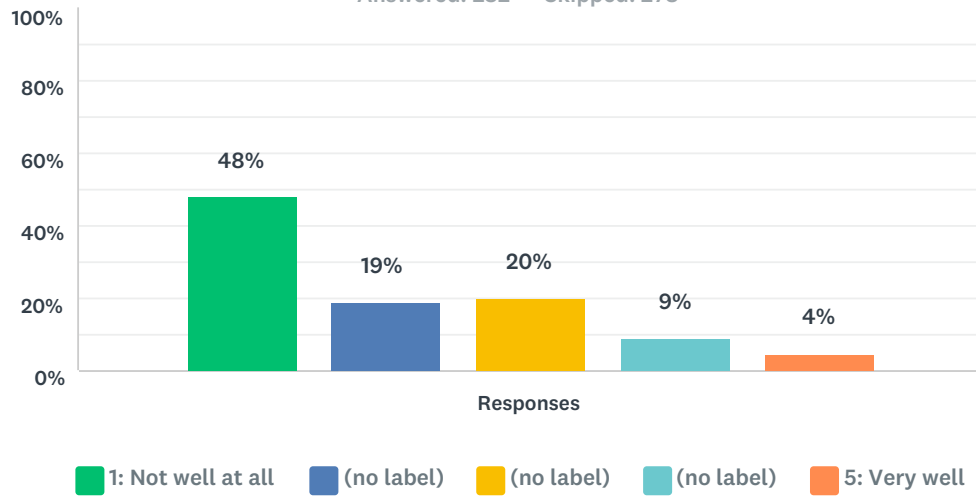
Answered: 278 Skipped: 282



	1: Too flexible	2	3	4	5: Too restrictive	Total	Weighted Average
(no label)	35% 96	22% 62	27% 76	11% 30	5% 14	278	2.29

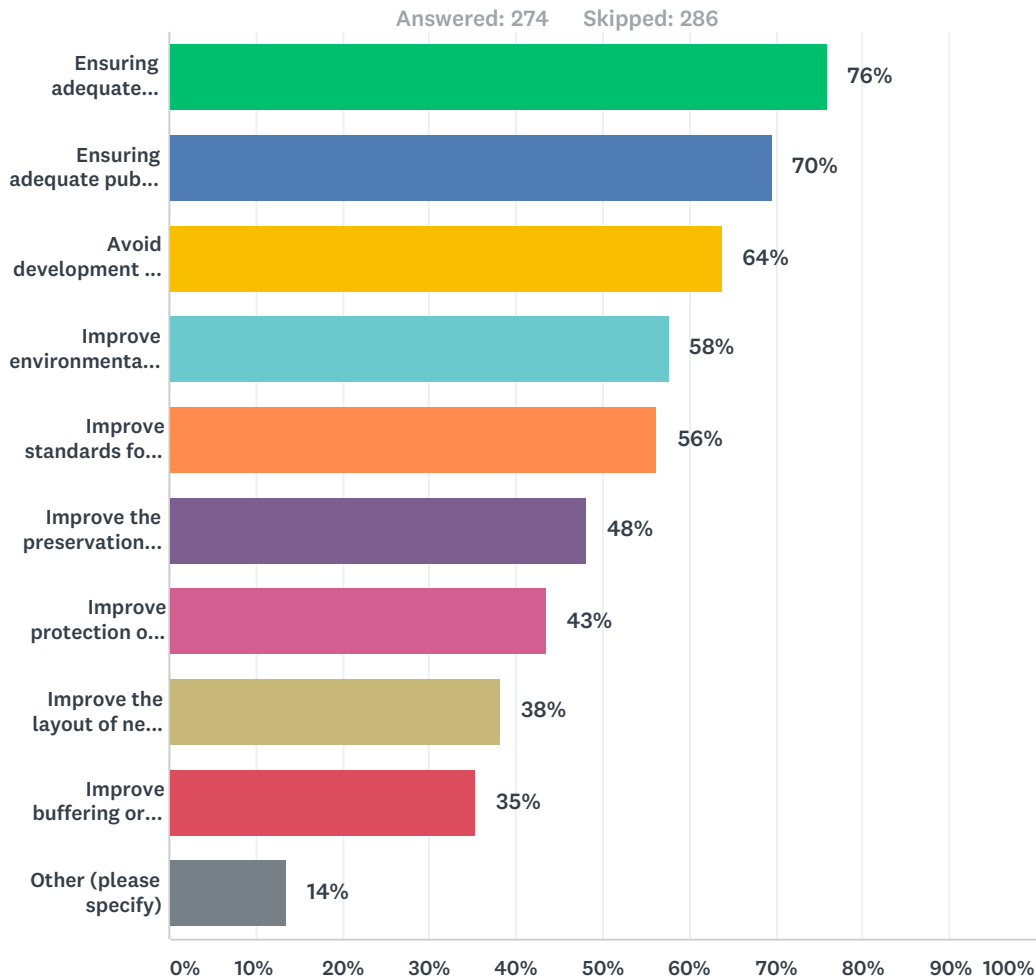
On a scale of 1 – 5, how well do you think the subdivision regulations are working to control the size and location of new buildable lots in Howard County?

Answered: 282 Skipped: 278



	1: Not well at all	(no label)	(no label)	(no label)	5: Very well	Total	Weighted Average
Responses	48% 135	19% 53	20% 57	9% 25	4% 12	282	2.03

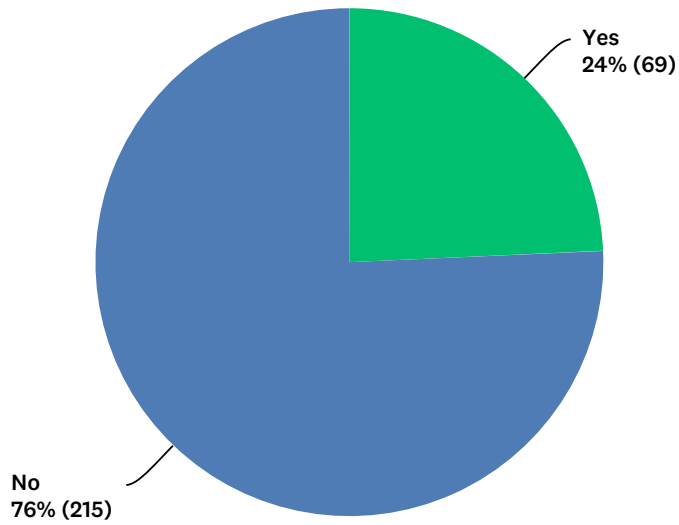
How could the current subdivision regulations be improved?



Answer Choices	Responses
Ensuring adequate traffic capacity to serve new development is constructed in a manner that is better coordinated with build-out of the development plan. Capacity could be synonymous with roads, utilities, stormwater, or drainage.	76% 208
Ensuring adequate public facilities such as schools to serve new development.	70% 191
Avoid development on sensitive lands.	64% 175
Improve environmental protections.	58% 158
Improve standards for infill development in established communities.	56% 154
Improve the preservation of agricultural lands.	48% 132
Improve protection of historic resources.	43% 119
Improve the layout of new residential lots and buildings sites.	38% 105
Improve buffering or protection of residential development next to agricultural lands.	35% 97
Other (please specify)	14% 37
Total Respondents: 274	

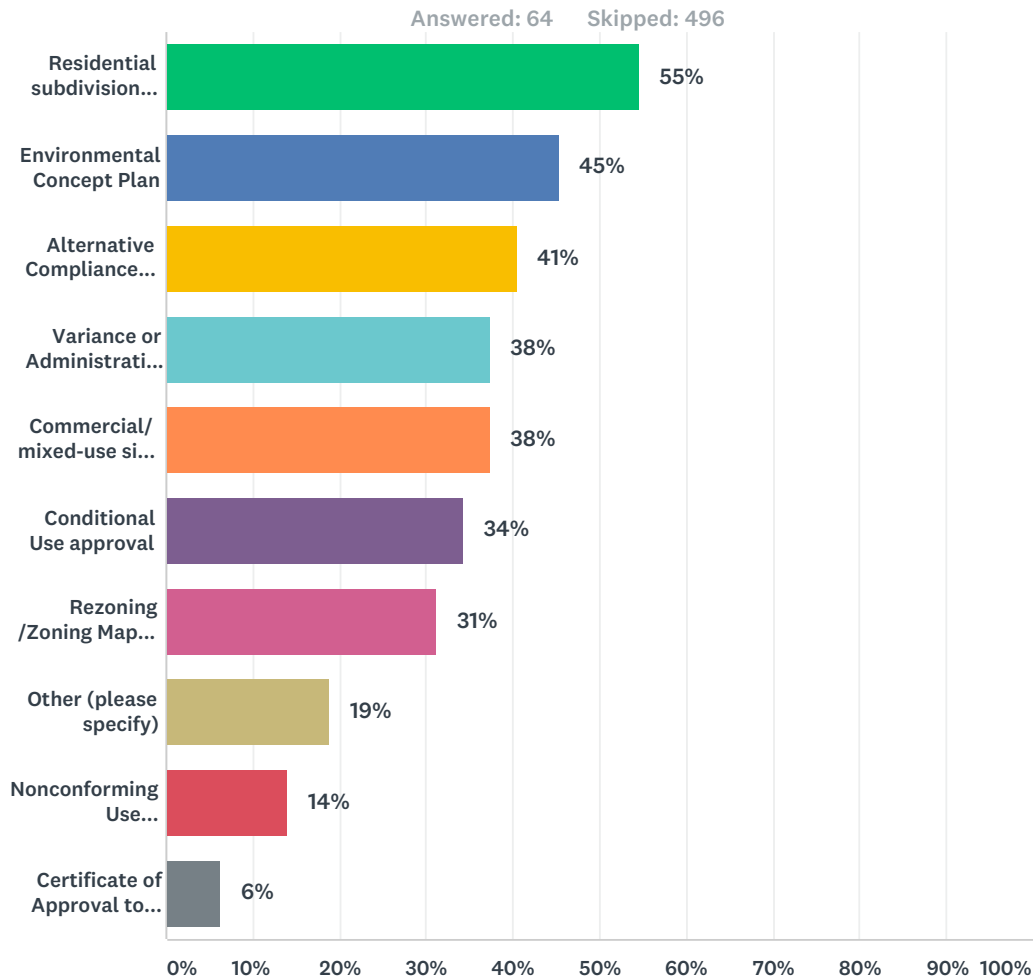
Have you ever applied for a petition or application to build or develop in Howard County?

Answered: 284 Skipped: 276



Answer Choices	Responses	
Yes	24%	69
No	76%	215
Total		284

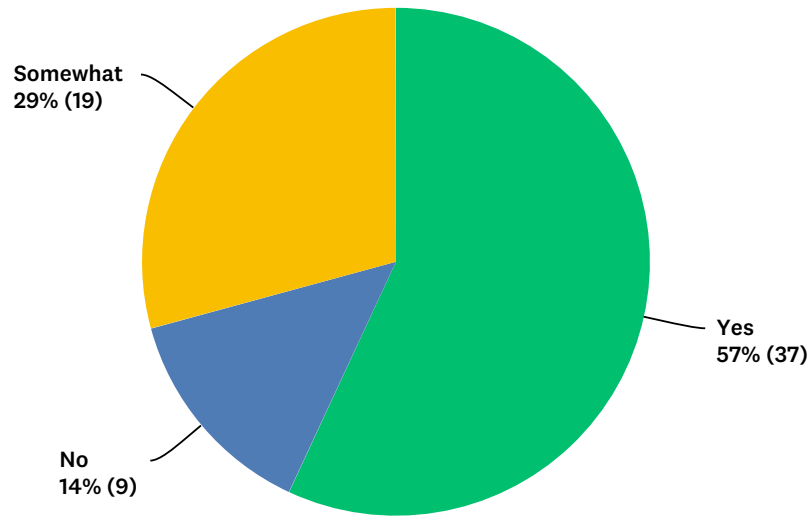
Which type of petition or land use application have you applied for? Select all that apply.



Answer Choices	Responses
Residential subdivision plat	55% 35
Environmental Concept Plan	45% 29
Alternative Compliance Petition (sometimes referred to as waivers)	41% 26
Variance or Administrative Adjustment from building size or bulk regulations	38% 24
Commercial/ mixed-use site development plan	38% 24
Conditional Use approval	34% 22
Rezoning /Zoning Map Amendment	31% 20
Other (please specify)	19% 12
Nonconforming Use determination	14% 9
Certificate of Approval to modify a historic structure	6% 4
Total Respondents: 64	

Was it clear what was required for approval of your application and what criteria would be used to evaluate the application?

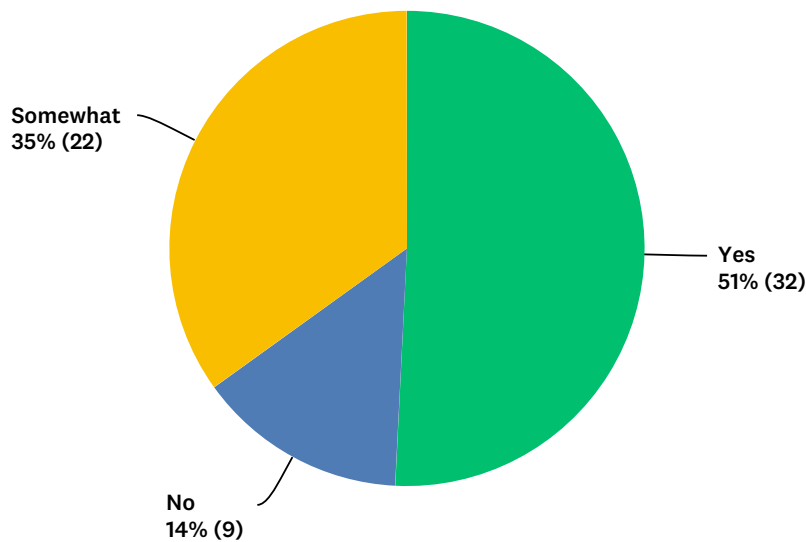
Answered: 65 Skipped: 495



Answer Choices	Responses	Count
Yes	57%	37
No	14%	9
Somewhat	29%	19
Total		65

Was the process for reviewing and approving (or denying) your application what you expected?

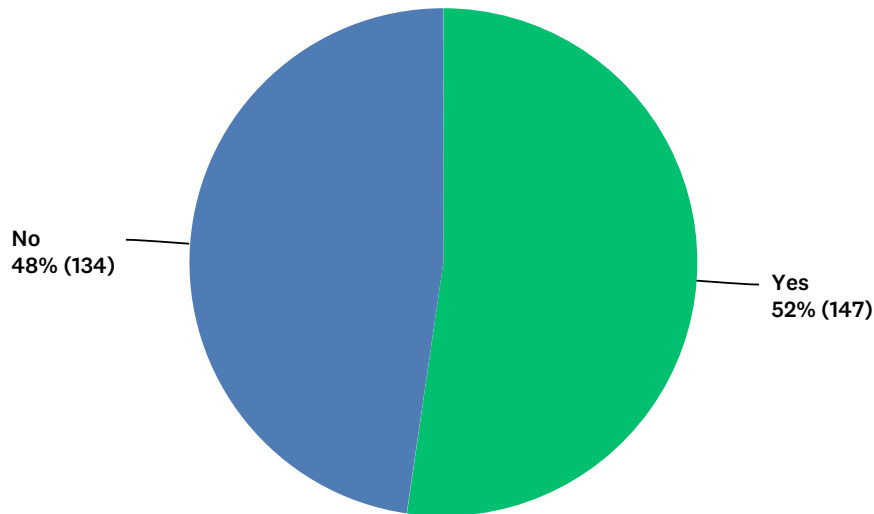
Answered: 63 Skipped: 497



Answer Choices	Responses	Count
Yes	51%	32
No	14%	9
Somewhat	35%	22
Total		63

Have you ever received notice of a land use case or development proposal in your area?

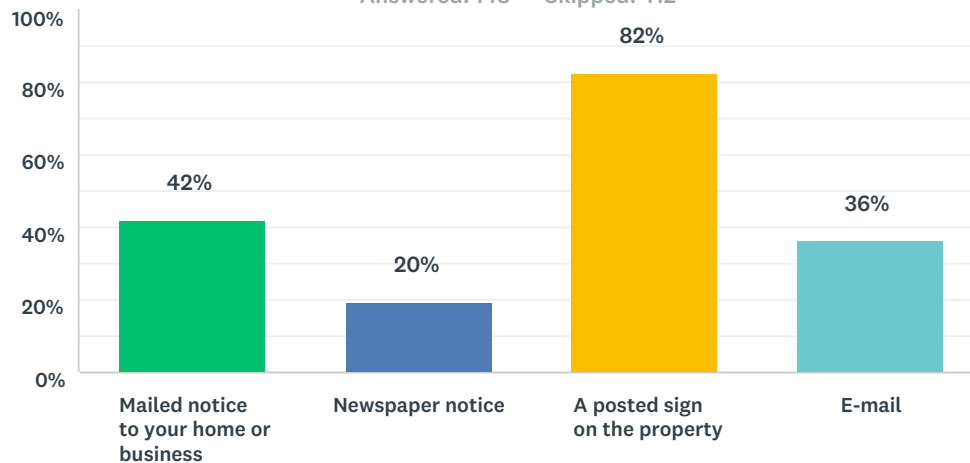
Answered: 281 Skipped: 279



Answer Choices	Responses	Count
Yes	52%	147
No	48%	134
Total		281

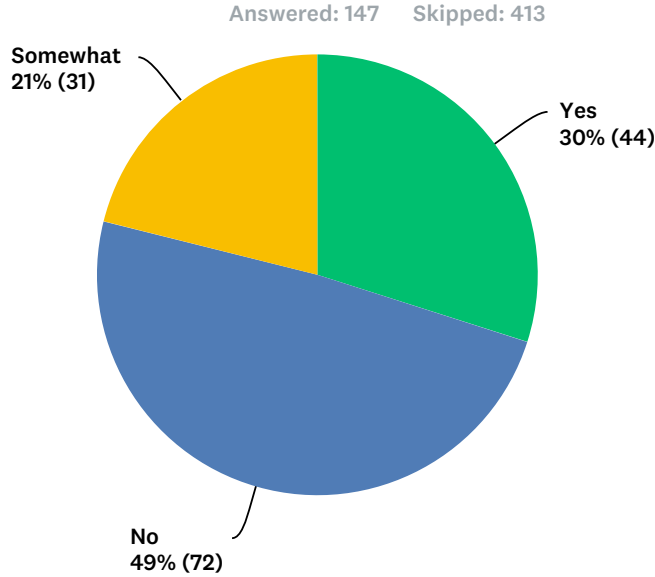
Which type of notice have you received? Select all that apply.

Answered: 148 Skipped: 412



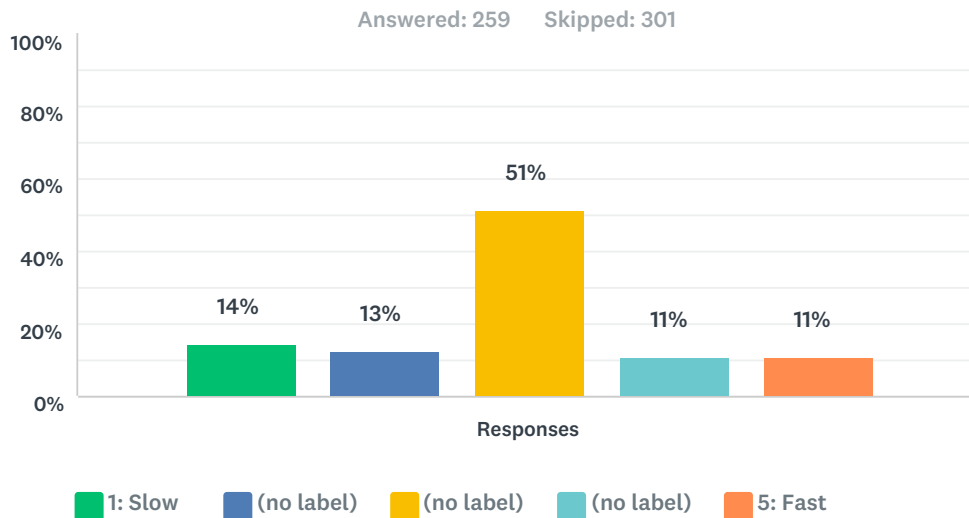
Answer Choices	Responses	Count
Mailed notice to your home or business	42%	62
Newspaper notice	20%	29
A posted sign on the property	82%	122
E-mail	36%	54
Total Respondents: 148		

Do you feel the current noticing practices are sufficient to stay informed about development proposals?



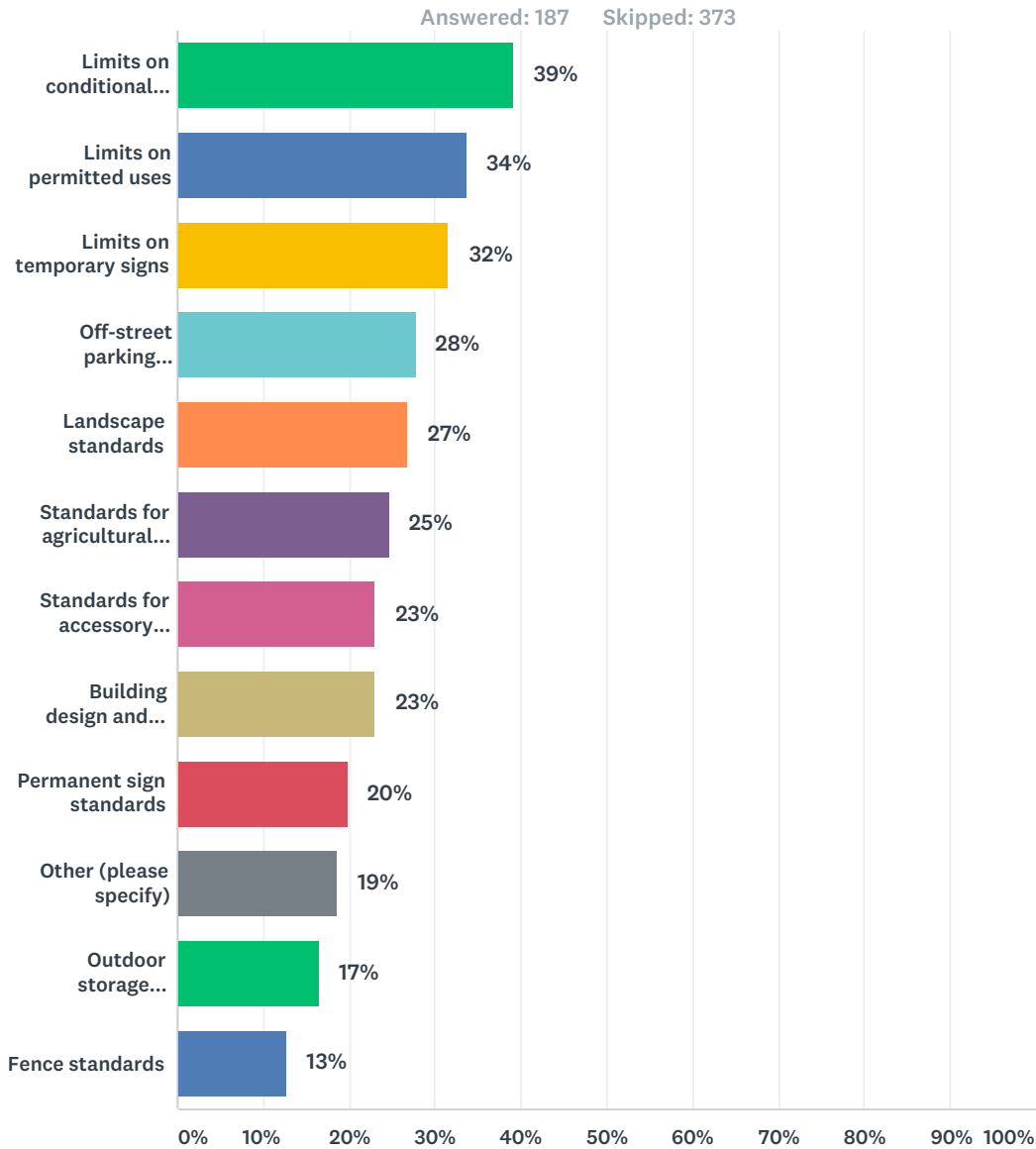
Answer Choices	Responses	Count
Yes	30%	44
No	49%	72
Somewhat	21%	31
Total		147

On a scale from 1 to 5, is the timeline for the County's development review and approval slow or fast, with 1=slow and 5=fast?



Responses	1: Slow	(no label)	(no label)	(no label)	5: Fast	Total	Weighted Average
	14%	13%	51%	11%	11%	259	2.91
	37	33	133	28	28		

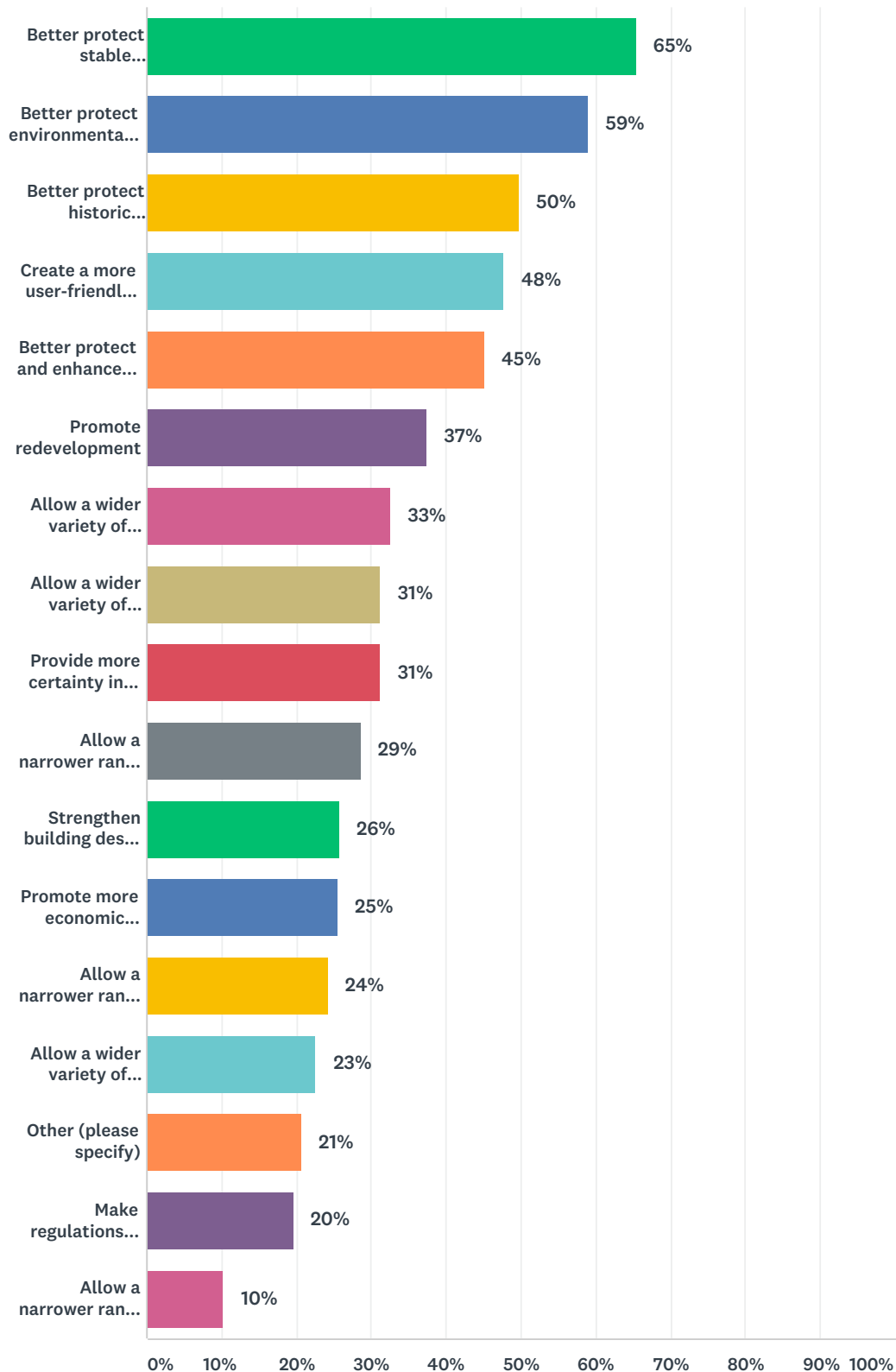
Are there some parts of the County's land development regulations that are not enforced well? Select all that apply.



Answer Choices	Responses	
Limits on conditional uses	39%	73
Limits on permitted uses	34%	63
Limits on temporary signs	32%	59
Off-street parking requirements	28%	52
Landscape standards	27%	50
Standards for agricultural uses or operations	25%	46
Standards for accessory structures/uses (garages, sheds, etc.)	23%	43
Building design and architecture standards	23%	43
Permanent sign standards	20%	37
Other (please specify)	19%	35
Outdoor storage standards	17%	31
Fence standards	13%	24
Total Respondents: 187		

What improvements should be made to the land development regulations to make them work better, or to make Howard County a better place to live and do business? Check as many, or few, areas as you like. Provide any additional details in the comment box.

Answered: 275 Skipped: 285



Answer Choices	Responses	
Better protect stable residential neighborhoods	65%	180
Better protect environmental resources	59%	162
Better protect historic character	50%	137
Create a more user-friendly document	48%	131
Better protect and enhance rural character	45%	124
Promote redevelopment	37%	103
Allow a wider variety of agricultural land uses	33%	90
Allow a wider variety of housing choices	31%	86
Provide more certainty in the review process	31%	86
Allow a narrower range of housing development	29%	79
Strengthen building design standards	26%	71
Promote more economic development in the county	25%	70
Allow a narrower range of commercial, mixed-use, and industrial development	24%	67
Allow a wider variety of commercial, mixed-use, and industrial development	23%	62
Other (please specify)	21%	57
Make regulations more consistent with PlanHoward2030 recommendations	20%	54
Allow a narrower range of agricultural land uses	10%	28
Total Respondents: 275		