

HOWARD COUNTY

Land Development Code Update
Phase 1: Development Regulations Assessment

FEBRUARY 2018

Summary

- Project Background
- Key Recommendations of Assessment and Annotated Outline



PROJECT BACKGROUND

Project Scope

Phase 1:

- An assessment of the current land development regulations
- Including zoning, subdivision, and manuals
- Including New Town zoning (but not covenants)
- Not including revisions to Adequate Public Facilities Ordinance (APFO)

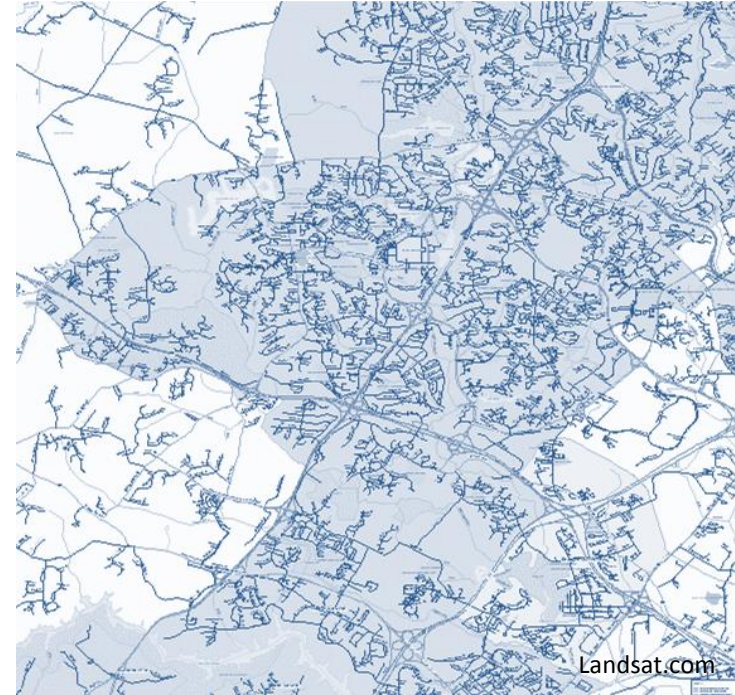
Phase 2:

- A separate contract to update the Development Regulations (2018-2019)

ASSESSMENT & ANNOTATED OUTLINE

Diagnosis of Current Regulations

- General comments
- Section-by-section review of three chapters:
 - Zoning
 - Signs
 - Land Development Regulations
- And 4 Manuals



Part 2: Annotated Outline

- Unified Development Ordinance Structure

ZONING REGULATIONS

100.0: General Provisions
101.0: Rules of Construction
102.0: Violations, Enforcement, and Penalties
103.0: Definitions
104.0: RC Rural Conservation
105.0: RR Rural Residential
106.0: DEO Density Exchange Option Overlay
106.1: County Preservation Easements
107.0: R-ED Residential: Environmental Development
108.0: R-20 Residential: Single
109.0: R-12 Residential: Single
110.0: R-SC Residential: Single Cluster
111.0: R-SA-8 Residential Single Attached
111.1: R-H-ED Residential: Historic – Environmental
112.0: R-A-15 Residential: Apartments
112.1: R-APT Residential: Apartments
113.1: R-MH Residential: Mobile Home
113.2: R-SI Residential: Senior Institutional
113.3: I Institutional Overlay
114.0: Historic District
114.1: R-VH Residential: Village Housing
114.2: HO Historic: Office
114.3: HC Historic: Commercial
115.0: POR Planned Office Research
116.0: PEC Planned Employment Center
117.0: BRX Business Rural Crossroads
117.1: BR Business Rural

117.3: OT Office Transition
117.4: CCT Community Center Transition
118.0: B-1 Business: Local
119.0: B-2 Business: General
120.0: SC Shopping Center
121.0: CEF Community Enhancement Floating
121.1: CR Commercial Redevelopment
122.0: M-1 Manufacturing: Light
123.0: M-2 Manufacturing: Heavy
124.0: SW Solid Waste Overlay
125.0: NT New Town
126.0: PGCC Planned Golf Course Community
127.0: MXD Mixed Use Districts
127.1: PSC Planned Senior Community
127.2: CE Corridor Employment District
127.3: CLI Continuing Light Industrial Overlay
127.4: TOD Transit Oriented Development
127.5: CAC Corridor Activity Center
127.6: TNC Traditional Neighborhood Center
128.0: Supplementary Zoning District Regulations
129.0: Nonconforming Uses
130.0: Hearing Authority
131.0: Conditional Uses
132.0: Temporary Uses
133.0: Off-Street Parking and Loading Facilities
134.0: Outdoor Lighting

TITLE 3: SUBTITLE 5, SIGNS

TITLE 16: PLANNING, ZONING AND SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS

Subtitle 1: Subdivision and Land Development Regulations
Subtitle 2: Zoning
Subtitle 3: Board of Appeals
Subtitle 4: Street Names and House Numbers
Subtitle 5: Mobile Home Development
Subtitle 6: Historic Preservation Commission
Subtitle 7: Floodplain
Subtitle 8: Department of Planning and Zoning
Subtitle 9: Planning Board
Subtitle 10: Zoning Counsel
Subtitle 11: Adequate Public Facilities
Subtitle 12: Forest Conservation
Subtitle 13: Cemetery Preservation
Subtitle 14: Scenic Roads
Subtitle 15: Design Advisory Panel
Subtitle 16: Enforcement of the Howard County Subdivision and Land Development Regulations and the Zoning Regulations
Subtitle 17: Development Rights and Responsibilities Agreements



1. General Provisions
2. Zone Districts
3. Land Use Regulations
4. Development Standards
5. Zoning & Subdivision Procedures
6. Definitions and Rules of Construction

Project Timeline

Stakeholder Interviews and Public Meetings

March 2017



Online Survey and Comments

June 2017



Emerging Issues and Trade-Offs Public Meetings

July 2017



Diagnosis and Annotated Outline Drafting

Fall 2017



Presentation of Assessment Public Meetings

Winter 2018



Public Input

- Three rounds of meetings with stakeholders to receive initial comments about needed changes (March, July, and November 2017) – 460 participants in over 40 meetings
- Online survey in June 2017 – 560 responses
- Collected over 700 comments through project website and meetings
- Posted monthly summaries of comments received on the project website

40 *meetings*

460 *meeting participants*

560 *survey responses*

700 *website & meeting comments*

DIAGNOSIS OF THE CURRENT REGULATIONS

General Comments

- Organization and Formatting
- Organization of Zone Districts
- Permitted and Conditional Uses

Dynamic Header

Prominent Titles

Nested Text

Balance between Text and White Space

Illustrations with Captions

Adoption Date
Page Numbers

District-Specific Development Standards
Town Center Residential District
Subsection 5.3. Site Layout and Building Organization

5.3 Site Layout and Building Organization

A. INTENT

- (i) To ensure the layout and organization of infill development is compatible with the varied pattern of established residential development in the Town Center Residential District, and
- (ii) To facilitate a range of housing options within walking distance of the Main Street District.

B. CONTEXTUAL FRONT YARD SETBACKS

- (i) Town Center Residential development shall comply with standards for Contextual Front Yard Setbacks as contained in Section 3 of this Article. (Figure 18)
- (ii) Where an established pattern of setbacks has not been established along the block by three or more homes, front yard setbacks shall be a minimum of:
 - (1) 10 feet for detached single-family; and
 - (2) 15 feet for townhomes and multi-family.

Figure 18

SITE LAYOUT AND BUILDING ORIENTATION: TOWN CENTER RESIDENTIAL DISTRICT

Existing Home ①

Single-Family Infill Development

MIN 10' ②

Existing Homes ③

Infill Development ④

⑤

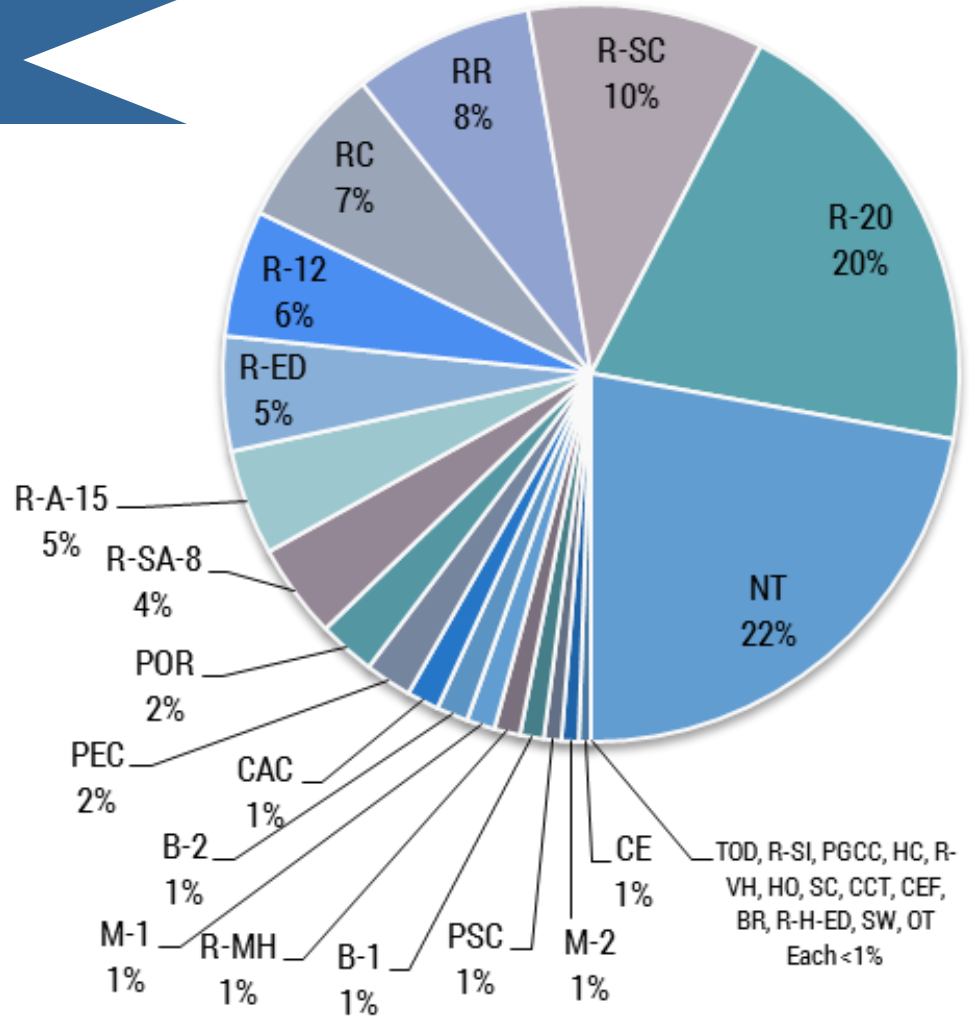
- ① Centered front yard setback not applicable where less than three existing homes exist on a block
- ② Minimum front yard setback applies
- ③ Existing homes oriented towards street
- ④ Orientation of infill development is consistent with existing development
- ⑤ Multi-family buildings with multiple street frontages provide entrances along each street frontage.

Morrisville Town Center Code—Final Draft: December 2009 PZB Recommendation Version 49

Little Used or Obsolete Districts

Districts containing little land and few development parcels that could be considered for elimination or consolidation

- CCT, PGCC, R-H-ED, R-SI, SC
- I & SW Overlays



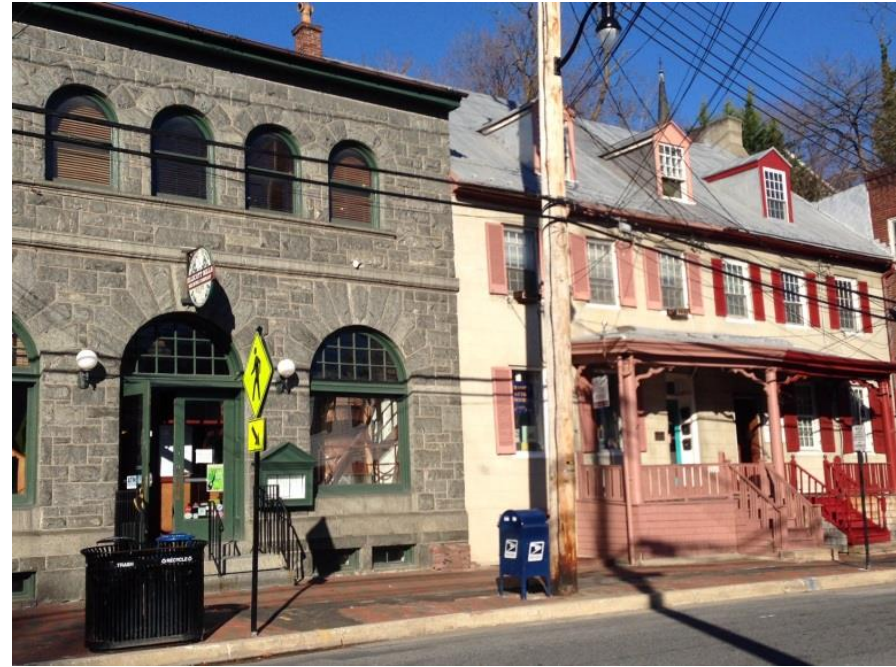
Rural Zone Districts

- Update lists of permitted and conditional uses
- Improved buffering of new residential lots adjacent to farms
- Clarification of the density exchange overlay tool
- More detailed rural design standards to protect rural character



Historic Zone Districts

- Howard County's approach is unique
- Most newer codes consolidate all historic materials in overlay districts that are then applied to base districts
- Simpler approach could be expanded to cover additional historic resources without creating a new base district for each one



New Town

- The most unique part of Howard County zoning regulations -- use of single zone district to regulate land use in 100,000 person community is very unusual
- Detailed Final Development Plans (FDPs) were effective in developing Columbia -- but complications with future redevelopment and administration
- Multiple iterative rounds of approval puts Columbia at a disadvantage in competing for quality redevelopment of older areas
- Downtown and Village Center revitalization procedures need to be simplified and consolidated



Route 1

- Many of the zone districts did not produce intended outcomes (and are difficult to administer)
- Districts could be replaced with updated districts of varying intensities with:
 - Route 1 specific development standards
 - Updated approach to required ground floor uses



Conditional Uses

- Conditional use regulations are important tool in almost all land development regulations
- Although recent decisions have been controversial, conditional use lists and conditions should be revised rather than abandoned
- Conditional uses should be integrated in consolidated table listing all permitted and conditional uses
- The lists of available conditional uses and their limits should be reviewed to reduce impacts on nearby residential uses



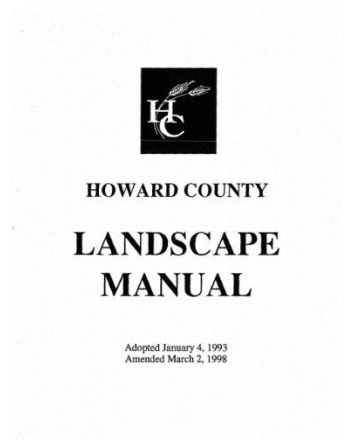
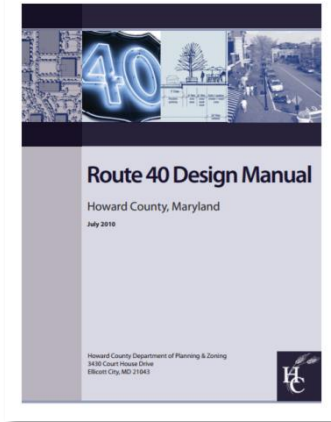
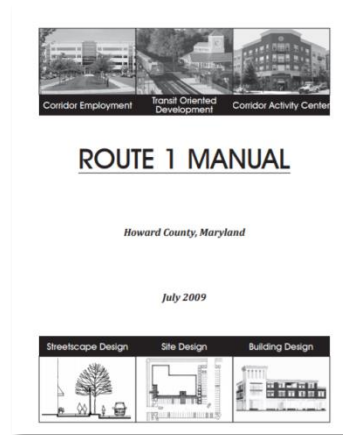
Design Advisory Panel

- Review and clarify the role of DAP
- Continue and strengthen DAP role for large, visible, or complex projects
 - Particularly along Route 1 and Route 40
- DAP role in Columbia Downtown and Village Center redevelopment should be evaluated during review and simplification of those processes



The Manuals

- Landscape, Forest Conservation, Route 1, and Route 40 Manuals
- Some text in the manuals creates ambiguities – usually because it is not clear whether provisions are advisory or regulatory
- Review for inconsistency with regulatory provisions
- Integrate some of the regulatory provisions into the Land Development Regulations



ANNOTATED OUTLINE

Proposed Structure

- 1 General Provisions
- 2 Zone Districts
- 3 Land Use Regulations
- 4 Development Standards
- 5 Zoning & Subdivision Procedures
- 6 Definitions and Rules of Construction

Zone Districts

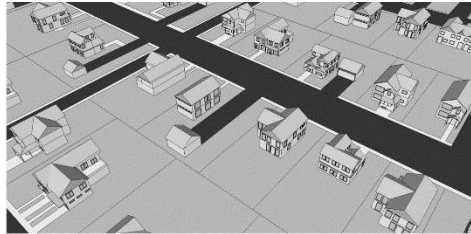
Five categories

- Residential
- Mixed-Use
- Non-Residential
- New Town
- Floating Zones

Section 375-2: Zoning Districts
 Section 375-2(C): Residential Districts
 Section 375-2(C)(2): R-1M Single-Family, Medium-Density

(2) R-1M SINGLE-FAMILY, MEDIUM-DENSITY

(a) CONCEPT



(b) PURPOSE

The purpose of the R-1M district is to provide for neighborhoods of single-family residences on smaller, individual lots. Limited recreational, educational, and other neighborhood support uses are permitted as shown in Table 375-3-1 (Permitted Use Table).

Table 375-2-4: Compliance with Other Standards Required	USDO Section
Use Regulations	375-3
Dimensional Standards	375-4(A)
Access, Circulation, and Connectivity	375-4(C)
Parking and Loading	375-4(E)
Landscaping, Screening, and Buffering	375-4(F)
Building and Streetscape Design	375-4(G)
Outdoor Lighting	375-4(H)
Signs	375-4(I)
Operating and Maintenance	375-4(J)

Section 375-2: Zoning Districts
 Section 375-2(C): Residential Districts
 Section 375-2(C)(2): R-1M Single-Family, Medium-Density

(c) DIMENSIONAL STANDARDS

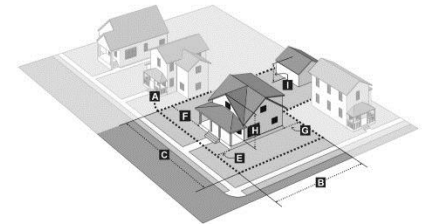


Table 375-2-5: R-1M Single-Family, Medium-Density
 See Section 375-4(A) for more details

Lot Standards	
A	Lot area, minimum 3,500 sq. ft.
B	Lot depth, minimum 100 ft.
C	Lot width, minimum General: 40 ft. Infill: See Table 375-4-1
D	Impervious lot coverage, maximum 40%
Setbacks	
E	Front, minimum General: 15 ft. Infill: See Table 375-4-1
F	Side, minimum 3 ft. from principal building on abutting lot 1 side; 10 ft. on 2 sides combined
G	Rear, minimum 25 ft.
Building Standards	
H	Height, principal building, maximum 2 1/2 stories
I	Height, accessory buildings, maximum 1 1/2 stories
	Number of dwelling units, maximum 1

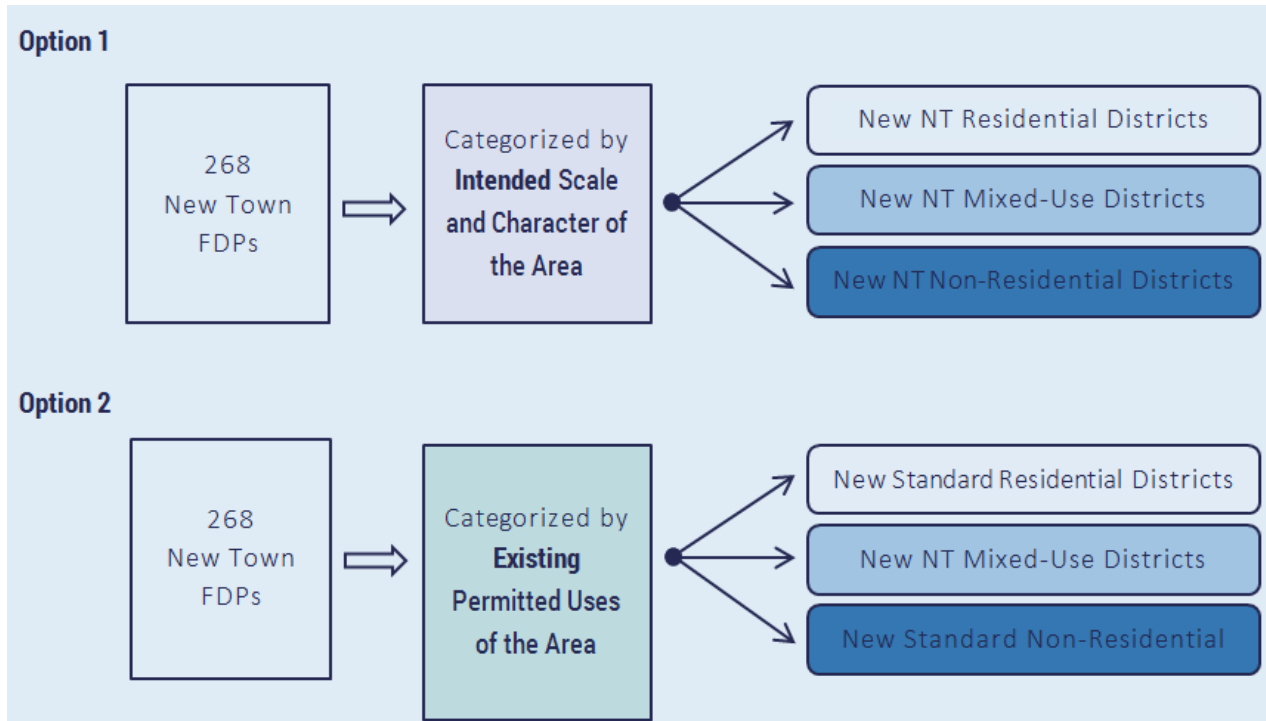
(d) DISTRICT STANDARDS

(1) NONRESIDENTIAL USES

- A. No primary nonresidential use shall operate before 8:00 am or after 10:00 pm.
- B. A structure that was originally designed and constructed for a nonresidential use may be occupied for any use in the "Residential" or "Civic and Institutional" categories in Table 375-3-1 (Permitted Use Table) upon the issuance of a Conditional Use Permit.

New Town

- Proposed options for conversion to a menu of zoning districts



Land Use Regulations

- Consolidate all information about permitted and conditional uses available in each zone district and any limitations

LAND USE TABLE		P = Permitted use C = Conditional use														A = Accessory use T = Temporary use				Use-Specific Standards (Article III)							
		D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-6	C-1	C-3	C-4	C-5	C-7	MU-1	MU-2	MU-3	MU-4		I-1-U&S	I-2-U&S	I-3-U&S	I-4-U&S	CBD-1	CBD-2	CBD-3
Zone District																											
LAND USE CATEGORY																											
Stock Yards and Processing of Stock																							C				
COMMERCIAL and INDUSTRIAL USES																											
Business, Home, and Personal Services or Repair																											
Auctioneering and Liquidating Services														P						P	P						
Check Cashing or Validation Service																	P	P	P	P							Article III. Section 05.K
Crematorium																						C	P				
Dry Cleaning Plant or Industrial Laundry														P						P	P	P	P				Article III. Section 05.L

Development Standards

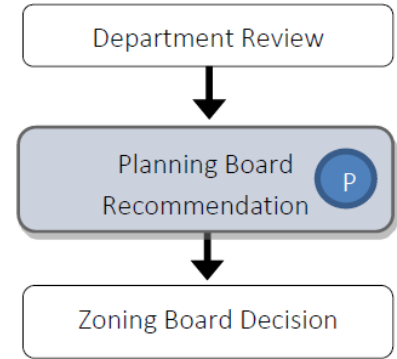
- Consolidate, reorganize, and update all content regarding physical layout and quality of lots and parcels
- Examples:
 - Subdivision standards
 - Neighborhood protection standards
 - Incentives



Zoning & Subdivision Procedures

- Summary Table of Procedures
- Common procedures
- Specific procedures

Conditional Use Permit



 = Public Hearing

SUMMARY TABLE OF PROCEDURES					
R = Recommendation D = Decision A = Appeal Decider <> = Public Hearing O = Optional M = Mandatory					
Procedure	Pre-Application Conference	Staff Review	Planning Board	County Council	NOTICE REQUIRED M = Mailed N = published (newspaper) P = Posted
Development Permits and Approvals					
Conditional Use Application	M	R	<D>	<A>	M, N, P
Site Plan Review, Administrative	O	D	<A>	<A>	
Site Plan Review, Major	M	R	<D>	<A>	M, N, P
Major Modification to Approved Site Plan	O	R	<D>	<A>	
Minor Modification to Approved Site Plan	O	D	<A>	<A>	

Conclusion

Addressing the weaknesses in Howard County's land development regulations as outlined in **Part 1**, and organizing the updated regulations as shown in **Part 2**, would make those regulations more user-friendly, improve the consistency of county land use decisions, and help achieve the goals of *PlanHoward 2030*.



QUESTIONS & DISCUSSION