



New Town Task Force

Meeting No. 6

December 9, 2025

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Agenda

Welcome, Purpose and Meeting No. 5 Recap

Prior Meeting Minute Approval, Elements and Information Requests

Overall Schedule and Expectations for Meeting No. 6

Preserve, Strengthen, Enhance, and Transform (PSET)

- Principles, Elements, and Discussion
- Homework Review
- PSET Background
 - Case Study Discussion

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Agenda

Online Survey #1 Analysis

Process for Developing Recommendations

Wrap-Up

- Vision
- Homework for Next Meeting
- Open Comments

Adjourn



Welcome and Meeting No. 5

Recap

Task Force Purpose

Executive Order 2025-09 and 2025-10

County Executive Of Howard County, Maryland

Executive Order: 2025-09
Date: May 14, 2025
Subject: Creating a New Town Task Force

WHEREAS, the County's General Plan, HoCo By Design, was adopted in October of 2023 and took effect December of 2023; and

WHEREAS, to date, the Department of Planning and Zoning has worked to implement several aspects of HoCo By Design since its adoption, to include: convening an Affordable Housing Working Group to develop recommendations related to growth management strategies for this component of housing; convening the Adequate Public Facilities Act Review Committee to develop recommendations for revisions to the Adequate Public Facilities Ordinance (APFO); advancing a comprehensive master planning effort for the future of the 1,100 acre Columbia Gateway office park; progressing updates to the Howard County Landscape Manual; and will soon commence projects to update the Route 1 and Route 40 Design Manuals; and

WHEREAS, HoCo By Design describes the New Town (NT) zoning district in Columbia of over 14,000 acres and 28,000 parcels as having a unique sense of place that its residents want to preserve, enhance, and strengthen; and

WHEREAS, the General Plan identifies that a review of the New Town (NT) zoning district and its character-defining elements by a task force would provide an opportunity to ensure that the regulatory structure is calibrated to successfully carry forward New Town (NT) zoning; and

WHEREAS, the General Plan calls for the establishment of a task force to evaluate and make recommendations on how to carry forward New Town's planned community framework; and

WHEREAS, the General Plan specifies that the Task Force shall consist of members appointed by the County Council and the County Executive; and

WHEREAS, the County Executive received recommendations from the County Council for members to be appointed by this executive order.

NOW, THEREFORE, BE IT ORDERED, that the New Town Task Force is established.

AND BE IT FURTHER ORDERED, that the duties and responsibilities of the Task Force are to evaluate and make recommendations on how to carry forward New Town's planned community framework, including but not limited to, modifications to zoning regulations and development processes.

AND BE IT FURTHER ORDERED, that the following individuals are appointed to serve as voting members on the New Town Task Force:

1. Matt Abrams
2. Nina Basu
3. Jodelle Campbell
4. Nicole Campbell
5. David Costello
6. Sharon Cooper-Kerr
7. Greg DesRoches
8. Rene DuBois
9. Karin Emery
10. Brian England
11. Michael Golibersuch
12. Robbyn Harris
13. Ryan Hermann
14. Ian Kennedy
15. Joan Lanco
16. Tim May
17. Kristi Smith
18. Stacy Spann
19. Collin Sullivan
20. Ashley Vaughan

WHEREAS, on May 14, 2025, I issued Executive Order No. 2025-09 that established the New Town Task Force; and

WHEREAS, I wish to alter the membership of the Task Force to add a member.

NOW, THEREFORE, BE IT ORDERED, that Fran LoPresti is added as a voting member of the New Town Task Force.

AND BE IT FURTHER ORDERED, that all other provisions of Executive Order No. 2025-09 shall remain in effect.

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 14 day of June 2025.



Calvin Ball
County Executive

AND BE IT FURTHER ORDERED, that the Task Force shall issue a written report by May 31, 2026.

AND BE IT FURTHER ORDERED, that the Task Force's report shall be provided to the County Executive and County Council and shall be considered as zoning changes are developed for the New Town (NT) zoning district.

AND BE IT FURTHER ORDERED, that the New Town Task Force and the terms of its members shall cease to exist on or about September 30, 2026.

IN WITNESS WHEREOF, I, Calvin Ball, as County Executive of Howard County, Maryland have hereunto set my hand and caused the seal of Howard County to be affixed this 14 day of May 2025.


Calvin Ball
County Executive

NOW, THEREFORE, BE IT ORDERED, that the New Town Task Force is established.

*AND BE IT FURTHER ORDERED that the duties and responsibilities of the Task Force are to **evaluate and make recommendations** on how to carry forward New Town's planned community framework, including but not limited to, **modifications to zoning regulations and development processes.***



Task Force Vision

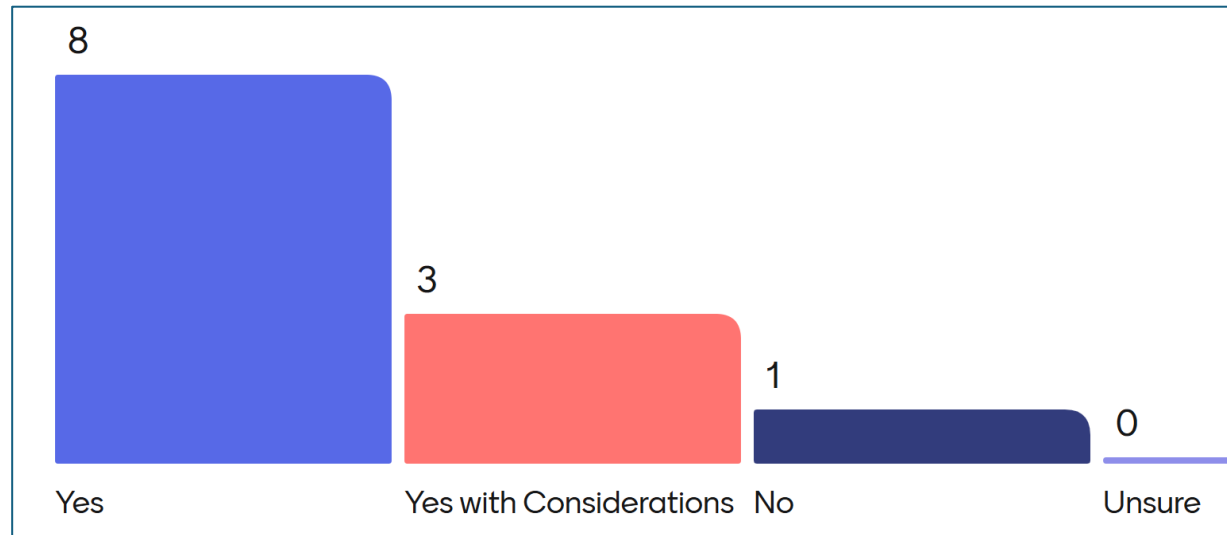
- *People and Community, Diversity and Inclusivity, Open Space and green space aid in maintaining the spirit of Columbia.*
- *Embrace the future while honoring the values that Columbia was based upon.*
- *Columbia is a place that needs to value its uniqueness / based on its history.*

The Vision for New Town Recommendations

Meeting No. 5 Recap

New Town District Structure

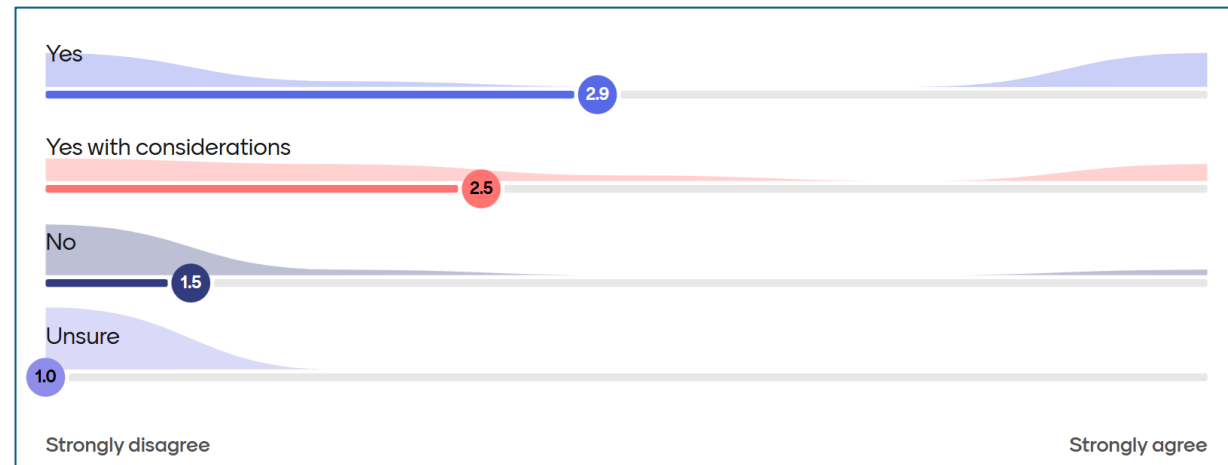
Q1: Should the structure of New Town District change?



Meeting No. 5 Recap

Development, Redevelopment, and/or Amendment Process

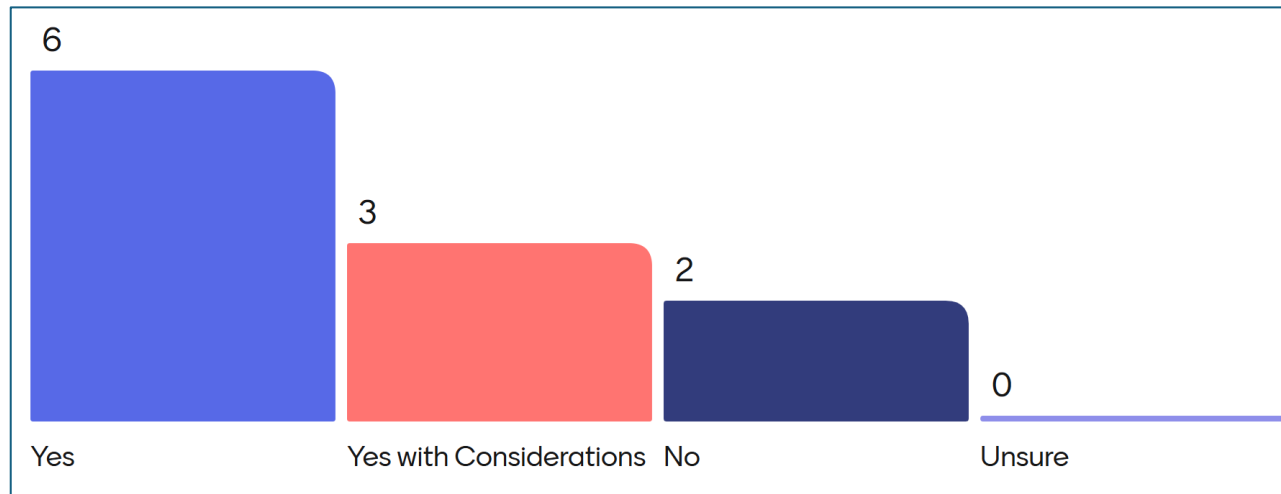
Q2: Should the regulations and processes for development, redevelopment, and/or amendments be simplified?



Meeting No. 5 Recap

Apartment Land Use

Q3: Should the apartment land use be adjusted to align with other county zoning definitions?





Prior Meeting Minute Approval and Information Requests

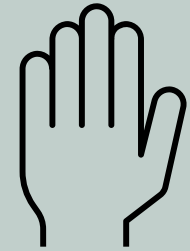
Meeting Minutes

Approval / Discussion of Meeting Minutes

Task Force No. 5 Meeting Minutes previously distributed

- Voting Process
 - Motion to approve the meeting minutes as distributed
 - Second to the motion
 - Any discussion (if there are any revisions to the meeting minutes, these are to be brought forward at this time).
 - If revisions are noted, we will vote to approve the revised meeting minutes.
 - If no revisions are noted, we will vote to approve to meeting minutes as distributed

HOW TO VOTE



If you agree, raise your hand when called to vote “in favor”

If you disagree, raise your hand when called to vote “opposed”

Is there a motion to approve Task Force No. 5 meeting minutes?

PSET Elements

Key Elements for Discussion during PSET Meetings

September
Discussion

- Creating another New Town District
- Defining Credited Open Space
- Incorporating Moderate Income Housing Unit (MIHU) Regulations
- Managing Density Caps

October
Discussion

- Evaluating New Town District Structure
- Simplification of Regulations & Processes
- Redefining Apartment Land Use
- **Reviewing Original Petitioner Role**
- **Expansion of uses and materials, and design guidance in New Town Zoning**

November
Discussion

December
Discussion

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Information Requests

Information Requests from NTTF Meeting No. 5

- Information to be provided during the Recommendations meetings:
 - Discuss further clarifications between structure, regulations, and processes to identify recommendations.
 - Discuss apartments in two separate categories; definition of apartments and land use percentages (i.e. currently noted as a maximum land use)

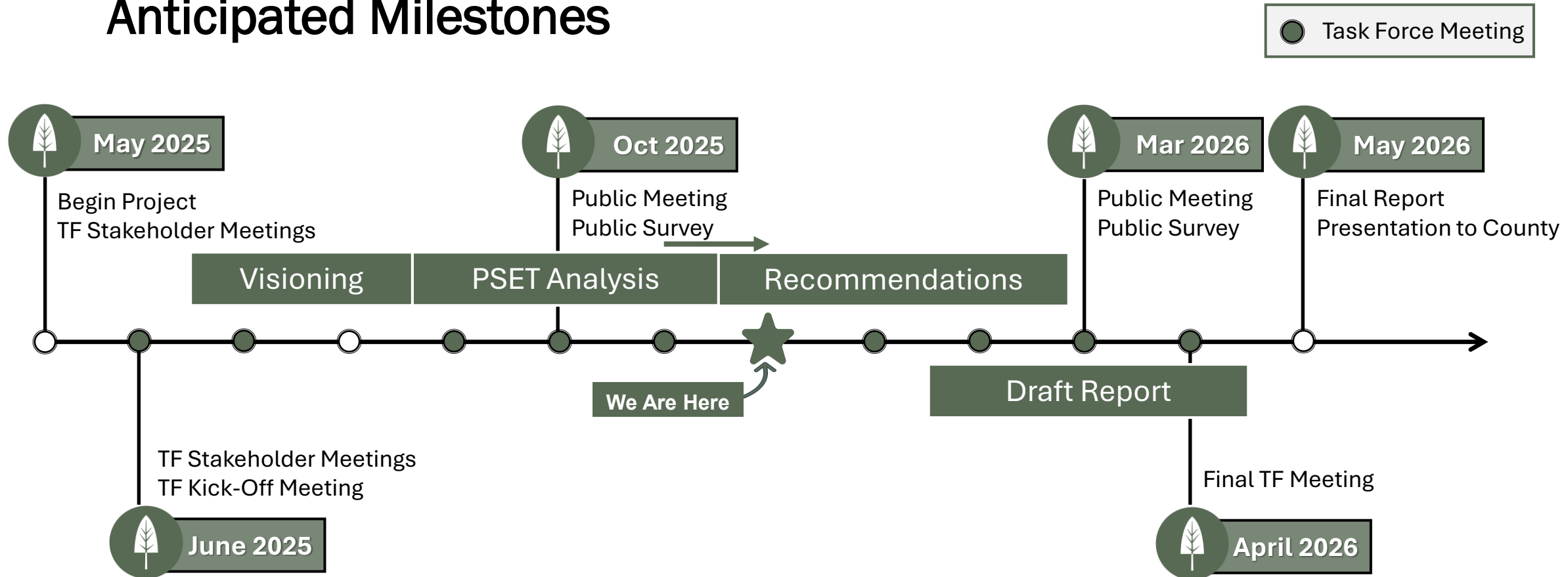


Overall Schedule and Expectations for Meeting No. 6

Overall Schedule



Anticipated Milestones

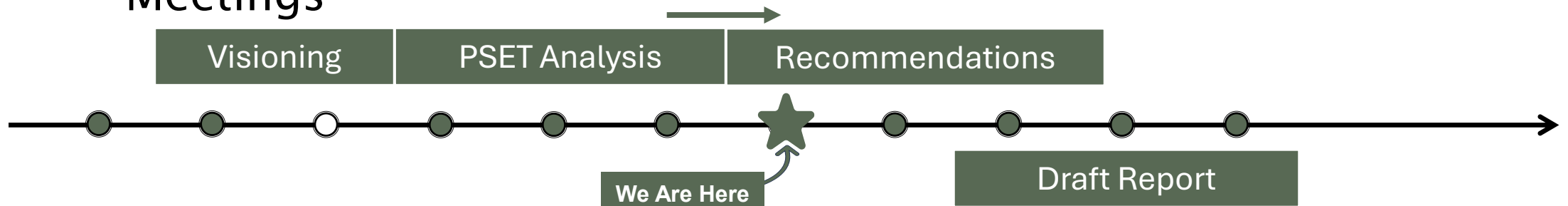


Expectations for PSET Meetings

Preserve, Strengthen, Enhance, and Transform Meetings

September, October, and November Meetings

- Review Major Elements of Zoning Code (Section 125.0)
 - Major discussion elements were presented at NTTF No. 3 (September)
 - Major elements will be reviewed individually with relevant case study information pertaining to that element
 - NTTF will discuss each element to identify the recommendation to preserve, strengthen, enhance, or transform element
- Elements will be further refined during the Recommendations Meetings





Preserve, Strengthen, Enhance, and Transform Principles (PSET)

PSET Principles

Preserve, Strengthen, Enhance, and Transform Principles

Areas to
PRESERVE



Areas to
STRENGTHEN



Areas to
ENHANCE



Residential / Non-Residential

Areas to
TRANSFORM



Less change / lower intensity

More change / greater intensity

Preserve

Protect and Maintain

*Preserving what
matters most*

Strengthen

Strengthen existing
communities and
infrastructure

*Strengthening what
already works*

Enhance

Adding into what is
already working to
be more robust

*Enhancing what
already exists*

Transform

Transforming areas
that are
underutilized or
poised for change

*Transforming what
needs to evolve*

PSET Elements

Key Elements for Discussion during PSET Meetings

September
Discussion

- Creating another New Town District
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- Incorporating Moderate Income Housing Unit (MIHU) Regulations
- Managing Density Caps

October
Discussion

- Evaluating New Town District Structure
- Simplification of Regulations & Processes
- Redefining Apartment Land Use
- **Reviewing Original Petitioner Role**
- **Expansion of uses and materials, and design guidance in New Town Zoning**

November
Discussion

December
Discussion



PSET Discussion

PSET Discussion

Reviewing Original Petitioner Role

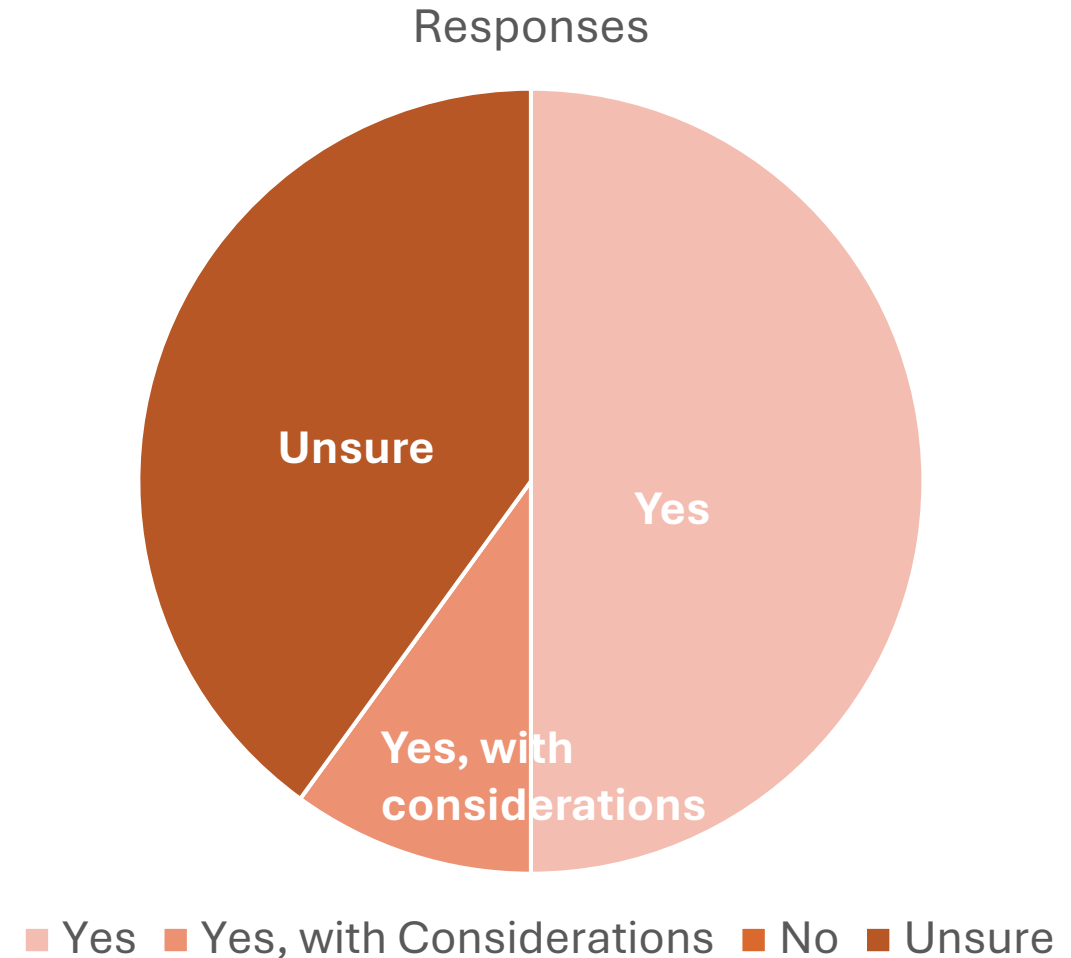
Q1: Should we keep, remove, or modify the role of the original petitioner?

Municode Section 125.0.B:

https://library.municode.com/md/howard_county/codes/zoning/220814?nodeId=HOWARD_CO_ZONING_REGULATIONS_S125.0NTNETODI)

Homework Review

- Conclusions from Homework Cases:
 - **Should the role of the original petitioner change?**
 - Need more information
 - Consideration to identify the 'keeper of the plan'
 - Concerned that this role is no longer 'locally owned' with a local vision
 - There is still a process to go through for changes without the additional steps





PSET Background

Reviewing Original Petitioner Role

- Understanding roles within zoning authority/ability to make changes
 - County Council
 - Zoning Board
 - Department of Planning and Zoning
 - Subdivision Review Committee (SRC)
 - Planning Board
 - New Town District Original Petitioner
 - Columbia Association

PSET Background

Understanding roles within the zoning authority

- **County Council / Zoning Board**

The **Council Members** serve as the **Zoning Board**, the county's zoning authority. The **Zoning Board** guides the future growth of the County in accordance with a **General Plan** which is developed to ensure the most beneficial and coherent relationships among the county's residential, nonresidential and public areas. The county's zoning regulations guard the character, social, and economic stability of the County. The **Zoning Board** makes decisions on requests for individual zoning map amendments, and preliminary development plans.

NT District: The Preliminary Development Plan (PDP) can be amended only by the Zoning Board following a public hearing

Source: [Zoning & Land Use | Howard County](#)

PSET Background

Understanding roles within the zoning authority

- Department of Planning and Zoning

DPZ prepares and implement comprehensive plans and programs to guide County growth and development. Employees provide assistance and information to property owners, businesses, community groups and citizens about development activity, policies, regulations and procedures that direct and manage growth. DPZ develops long range policies for land use, transportation, zoning and environmental planning; prepares the comprehensive plan for growth and development; maintains demographic data and census records; administers and updates Zoning Regulations, Subdivision Regulations and other development regulations; and promotes preservation of agricultural, historic and environmental resources.

DPZ administers and regulates Section 125 and its associated Final Development Plans where applicable

Source: [Zoning & Land Use | Howard County](#)

PSET Background

Understanding roles within the zoning authority

- Planning Board

The Planning Board has five residents, nominated by the County Executive and confirmed by the Council, who serve five-year terms on a volunteer basis. They make recommendations on petitions for rezoning, the County's Capital Budget, and amendments to the General Plan. They render final decisions on selected subdivision and site development plans. The Planning Board is staffed by the Department of Planning and Zoning.

NT District: The Planning Board must approve the Comprehensive Sketch Plan (CSP) and Final Development Plan (FDP). Site Development Plans (SDP) are approved at the purview of the Planning Board.

Source: [Zoning & Land Use | Howard County](#)

PSET Background

Understanding roles within the zoning authority

- New Town District Original Petitioner

For Commercial or Industrial properties within the New Town District boundaries outside of Downtown Columbia and Village Centers, only the Original Petitioner can request an amendment to the Final Development Plan.

The Rouse Company was the Original Petitioner. The role is currently held by Howard Hughes.

HRD does not object to the elimination of the original petitioner role in the NT District subject to reviewing the implications with DPZ to ensure a smooth transition.



PSET Background

Understanding roles within the zoning authority

- Columbia Association (CA)

Without zoning authority, this non-profit community services corporation managing amenities including lakes, parks, tot lots, basketball and tennis courts, and 95 miles of pathways connecting residents to amenities. CA also maintains nearly 3,600 acres of open space (of the 5,360 acres of total open space).

PSET Background

Understanding roles within the zoning authority

- 125.0.F Amendments to a Comprehensive Sketch Plan (CSP) of Final Development Plan (FDP)
 - Section 1 Amendments Submitted by Original Petitioner
 - Except as allowed by Sections 125.0.F.2 and 125.0.F.3 below, **only the original petitioner for the New Town District may propose amendments** to an approved Comprehensive Sketch Plan or Final Development Plan. A proposed Comprehensive Sketch Plan Amendment shall be reviewed in accordance with Section 125.0.C above. A proposed Final Development Plan Amendment shall be reviewed in accordance with Section 125.0.D or 125.0.E. as applicable.
 - Exclusions for residential, Downtown Columbia, and Village Centers

PSET Background

Original Petitioner Role noted in Past Plans and Studies

Development Regulations Assessment (2019)

- Current role makes it difficult for property owners to propose amendments for their own property, even though there are many owners of NT zoned land.
- Notes that the situation is "very unusual for a large, complex community and is likely to prove a significant barrier to reinvestment."
- Recommends process should be revisited and simplified as it has already been for Downtown and Village Center redevelopment.

New Town White Paper (2014)

- "When the regulations were created, HRD owned all of Columbia, so this definition of the petitioner made sense. Today, there are many apartment and non-residential landowners."



PSET Background

Original Petitioner Role noted in Past Plans and Studies

New Town White Paper (2014)

- HRD, in addition to its role as the petitioner for most New Town-zoned lands, also holds enforcement authority over more than 40 sets of separate and private covenants for nonresidential development areas in Columbia. Most of these covenants were executed as part of the terms for HRD's sale of New Town-zoned lands to enable HRD to control the use and architectural characteristics of the development. **Covenants are private agreements and are not administered or enforced by Howard County Planning & Zoning.**
- Some community members refer to HRD, the original New Town District petitioner, as the “gatekeeper” because of the singular controls granted to HRD as described above. “Gatekeeper” is not a defined term used in the zoning regulations.

PSET Background: Case Studies

Original Petitioner Role

Case Studies

Community	Original Petitioner Role	Other Requirements?
Reston, Virginia	None	Follows PRC Plan guidance. Any zoning or land use changes would require Plan amendments. Minor changes and exceptions are administrative approvals.
Montgomery Village, MD	None	Follows Euclidean zoning. Any zoning or land use changes not currently permitted under a given zone would follow the typical County Council zoning amendment process in Montgomery County.
Greenbelt, MD	None	Follows Euclidean zoning. Any zoning or land use changes not currently permitted under a given zone would follow the typical County Council zoning amendment process in Prince George's County.

Reviewing Original Petitioner Role

PSET Discussion

Reviewing Original Petitioner Role

Q1: Should we keep, remove, or modify the role of the original petitioner?

Answering the question

Option 1

Join at www.menti.com

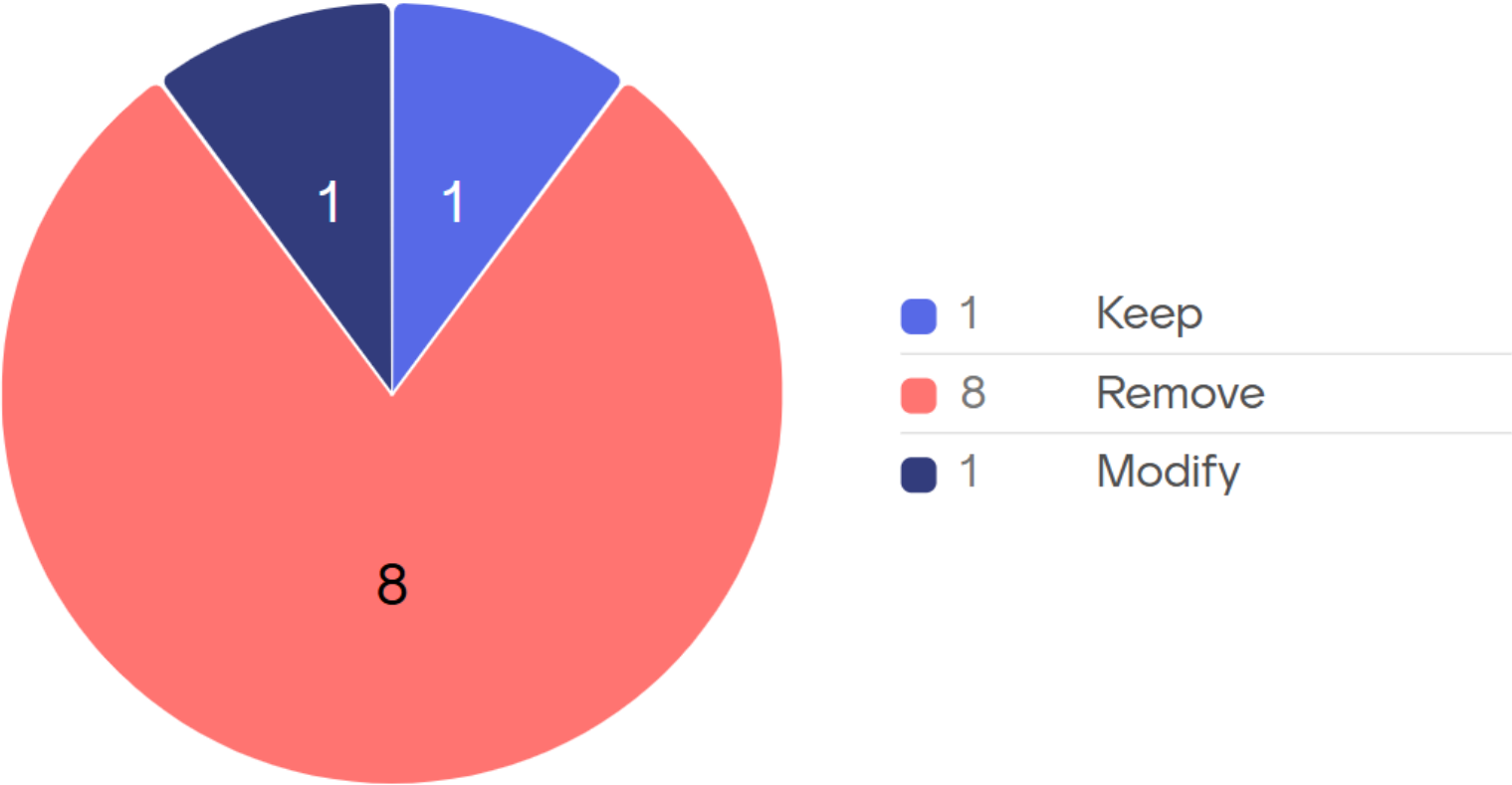
Use code: 1972 6971

Option 2

Use your phone to scan
the QR code to the right



Should we keep, remove, or modify the role of the original petitioner?





PSET Discussion

Uses, Materials, and Design Guidance

Q2a: Should there be an enhancement or expansion of the uses (i.e. Age Restricted Adult Housing/Missing Middle/Mixed Use)

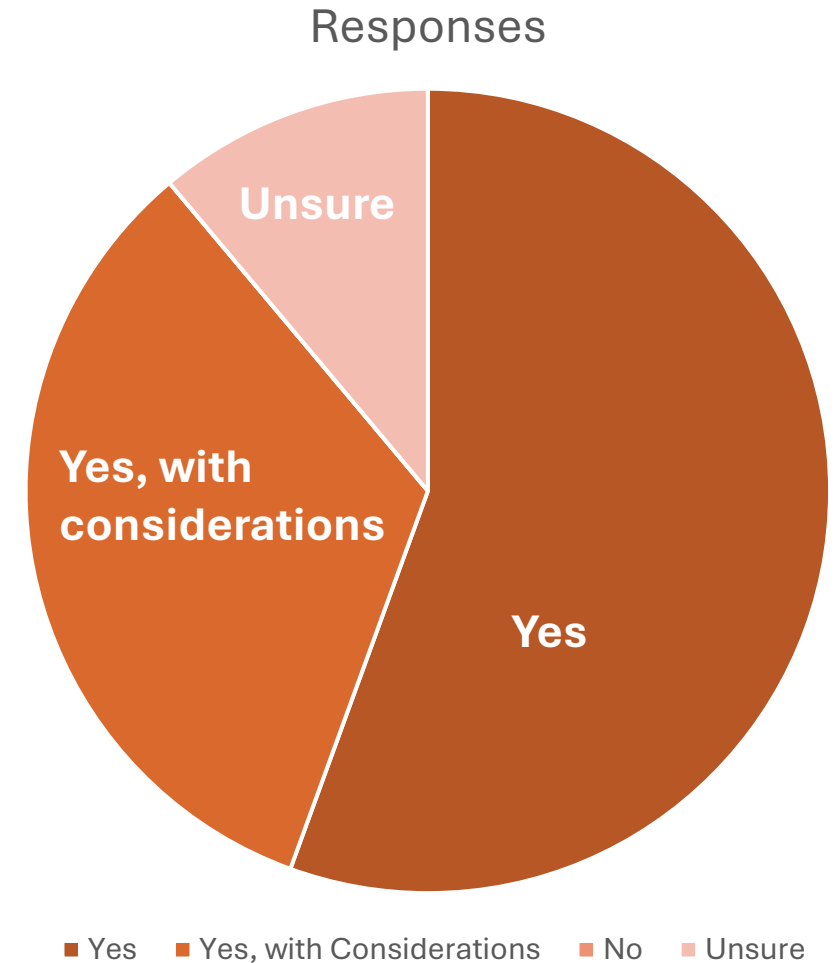
Q2b: Should there be an enhancement or expansion of material allowances and design guidance (i.e., Universal Design, Accessibility, Sustainable Materials, Design Guidance generally) in the New Town Zoning code?

Municode Section 125.0.B:

https://library.municode.com/md/howard_county/codes/zoning/220814?nodeId=HOWARD_CO_ZONING_REGULATIONS_S125.0NTNETODI

Homework Review

- Conclusions from Homework Cases:
 - **Should there be an expansion of the uses, materials, and design guidance?**
 - Review and update/modernize to reflect new construction techniques
 - Focus on simplification, not expansion
 - Review FDP's on a regular basis (every 5 years) and update as necessary
 - Complete at the County level, not in NT District zoning





PSET Background

Current Types of Uses

- Residential
 - Single-family (low and medium density)
 - Apartment (apartments and townhomes)
- Employment Centers
 - Commercial
 - Industrial
- Village Center
 - Retail
 - Community services
- Limited mixed-use



PSET Background

Current Materials and Site Design Standards Applicable to Zoning

- Governed by Final Development Plan (FDP) and basic building codes
 - Final Development Plans determine allowable land uses and bulk regulations
 - Limited design guidance
- While earlier development incorporated some missing middle housing use types, land use requirements limit expansion of more affordable housing designs, such as duplexes or triplexes, in single family areas
- Emphasis on open space and pedestrian pathways
- No modern sustainability requirements, innovative materials, and universal design beyond state or county codes

PSET Background

Examples of varied setback requirements within FDPs

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way except, however, the structures may be constructed at any location within such front yard setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Commission. No structure shall be located within five (5) feet of any property line not a right of-way line for a public street, road, or highway, except joint garages which may be located contiguous to any property line which is not the right-of-way line of a public street, road, or highway. A joint garage is defined as two garages constructed on two adjacent lots with the common wall between the two garages constructed upon the common property line. Spacing between single family detached dwelling units shall be 15' or greater.

EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL

GC-2 EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL

No structure shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. Any building or structure exceeding twenty (20) feet in height, measured from the highest adjoining ground elevation along the front of the structure, shall be set back an additional one (1) foot for each additional foot of building height in excess of twenty (20) feet. No parking lot shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. No structure shall be erected within one hundred (100) feet of any boundary line of any residential district. Except as restricted by this Paragraph GC-2, buildings and other structures may be located at any location within industrial land use areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No parking shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center industrial areas are situated within one hundred (100) feet of a residential land use area.

PSET Background

Examples of varied height requirements within FDPs

HEIGHT LIMITATION - Section 17.031 E:

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

No structure shall be constructed **more than 34 feet in height** from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

SINGLE FAMILY ATTACHED LAND USE AREAS

No structure shall be constructed **more than 34 feet in height** from the highest adjoining ground elevation.

OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Commission.

8. HEIGHT LIMITATIONS - Section 119-C-1-e:

8D INDUSTRIAL LAND USE AREAS

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding **50 feet in height** from the highest adjoining ground elevation along the front of the structure, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

8E OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

PSET Background

Examples of varied lot coverage requirements within FDPs

12. COVERAGE REQUIREMENTS - SECTION 17.031 E:
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS.

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

SINGLE FAMILY ATTACHED LAND USES AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to single family attached land uses, except in accordance with a site development plan approved by the Howard County Planning Commission.

OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Commission.

12. COVERAGE REQUIREMENTS - Section 119-C-1-e:

12D INDUSTRIAL LAND USE AREAS

In no event shall more than 50 percent (50%) of the land included within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site development plan approved by the Howard County Planning Board. No coverage limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

12E OPEN SPACE LAND USES

No more than ten percent (10%) of the Land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

PSET Background

SPECIAL SITE CRITERIA FOR GASOLINE STATION—PARCEL U.

A. PARCEL SIZE:

The minimum parcel size, which shall be used for a gasoline service station site, shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.

B. PARCEL FRONTAGE:

A minimum frontage of one-hundred fifty (150) feet on a public road or private road shall be required for any site used for a gasoline service station.

C. ACCESS:

Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The paved areas onsite shall provide for safe movement of vehicles and pedestrians. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.

D. SETBACKS:

1. A minimum fifteen (15) feet shall be required between the public right-of-way and any building on the site.
2. Adjacent to residential land uses the building setback line shall be one-hundred (100) feet from the adjacent residential property line.
3. Parking and storage areas shall not be permitted within six (6) feet of any property line, except interior lot lines, nor within fifteen (15) feet of an adjacent residential property line.

E. BUILDINGS:

1. The main building, the pump island, any ancillary buildings, shall be harmonious in design with adjacent development and appropriate to the character of the commercial area.
2. Provision shall be made for restroom facilities for use by the public.
3. Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.
4. Cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.

F. SERVICE EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS:

1. Service racks and/or pits shall not be permitted.
2. Outdoor storage and/or refuse areas shall be fenced or screened from view.
3. The site plan shall indicate the disposal methods to be used for all waste material including waste oil.

G. LANDSCAPING, FENCES, WALLS AND SCREENING:

1. Landscaping shall be provided on a minimum of eighteen (18) percent of the site area.
2. Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, fences, walls and/or planting.
3. When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
4. Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development with adjacent properties and with the commercial area.

H. OFF-STREET PARKING:

1. The number of off-street parking spaces to be provided is as follows:
 - a. One (1) space per employee on duty.

I. LIGHTING:

Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of operators of vehicles moving on public roads, highways, or parking areas. All canopy light must be recessed, such lighting shall not shine on or reflect on or into residential structures.

J. OPERATION:

1. The operation of the facility shall be confined to normal service station activities as a gas and go filling station. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air.
2. The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines exclusive of passenger cars, is prohibited.
3. The premises shall be maintained at all times in a clean and orderly condition, including the care of replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
4. Where a gasoline service station is adjacent to a residential district, its hours of operations may be established by the Howard County Planning Board.

A. PARCEL SIZE:

The minimum parcel size, which shall be used for a gasoline service station site, shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.

B. PARCEL FRONTAGE:

A minimum frontage of one-hundred fifty (150) feet on a public road or private road shall be required for any site used for a gasoline service station.

C. ACCESS:

Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The paved areas onsite shall provide for safe movement of vehicles and pedestrians. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.

D. SETBACKS:

1. A minimum fifteen (15) feet shall be required between the public right-of-way and any building on the site.
2. Adjacent to residential land uses the building setback line shall be one-hundred (100) feet from the adjacent residential property line.
3. Parking and storage areas shall not be permitted within six (6) feet of any property line, except interior lot lines, nor within fifteen (15) feet of an adjacent residential property line.

E. BUILDINGS:

1. The main building, the pump island, any ancillary buildings, shall be harmonious in design with adjacent development and appropriate to the character of the commercial area.
2. Provision shall be made for restroom facilities for use by the public.
3. Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.
4. Cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.

G. LANDSCAPING, FENCES, WALLS AND SCREENING:

1. Landscaping shall be provided on a minimum of eighteen (18) percent of the site area.
2. Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, fences, walls and/or planting.
3. When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
4. Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development with adjacent properties and with the commercial area.

H. OFF-STREET PARKING:

1. The number of off-street parking spaces to be provided is as follows:
 - a. One (1) space per employee on duty.

I. LIGHTING:

Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of operators of vehicles moving on public roads, highways, or parking areas. All canopy light must be recessed, such lighting shall not shine on or reflect on or into residential structures.

J. OPERATION:

1. The operation of the facility shall be confined to normal service station activities as a gas and go filling station. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air.
2. The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines exclusive of passenger cars, is prohibited.
3. The premises shall be maintained at all times in a clean and orderly condition, including the care of replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
4. Where a gasoline service station is adjacent to a residential district, its hours of operations may be established by the Howard County Planning Board.



PSET Background

Current Additional Design Guidance

- Design Advisory Panel (DAP) Review in Code defined areas in Section 16.1504
 - New Town Village Centers
 - Downtown-wide Design Guidelines
 - Downtown Neighborhood Design Guidelines
- Landscape Manual
- Forest Conservation Manual

PSET Background

Design Focused Zoning Approaches

Performance-Based Zoning

Purpose and Function:

- Emphasizes outcomes over rigid zoning categories
- Encourages mixed-use development with specific performance standards
- Promotes innovation, sustainability, and community compatibility
- Supports flexible, phased planning and modern urban design

Desired Outcomes:

Design flexibility to meet goals

Incentive-Based Zoning

Purpose and Function:

- Developers earn zoning bonuses by providing public benefits
 - Streetscape improvement = 20 pts
 - Library construction = 70 pts
- Incentives may include:
 - Increased building heights or density
 - Reduced parking or application fees
 - Expedited permit review
- A point system assigns scores to receive benefits once a threshold is met

Incentives:

More amenities grants more incentives (i.e. density, parking reductions)

Form-Based Zoning

Purpose and Function:

- Focuses on physical building form over land use
- Regulates buildings and streets together, ensuring cohesive public spaces
- Uses visual diagrams and standards to shape facades, massing, and street design
- Prioritizes walkability, active frontages, and attractive streetscapes

Design Focus:

Building design and character are more prescriptive



PSET Background

Uses, Materials, and Design Guidance: Reston, VA

Case Studies

- Types of Uses
 - Strong mixed-use integration for residential, office, retail, and civic spaces
 - Higher density apartments near Metro station, village centers, and community retail
 - Encourage a variety of housing types in Transit Station Areas (TSAs) to incorporate missing middle housing types
- Materials and Design Standards
 - Fairfax County urban design guidelines for Transit Oriented Development (TOD) areas
 - High-quality materials for facades, landscaping and streetscape improvements
 - Sustainability features include stormwater management, green roofs, and energy efficiency



PSET Background

Uses, Materials, and Design Guidance: Montgomery Village, MD *Case Studies*

- Types of Uses
 - Residential
 - Mixed-use redevelopment in Commercial Residential Town (CRT) and Commercial Residential Neighborhood (CRN) zones
 - Encourage a variety of housing types in transit corridors to incorporate missing middle housing types
- Materials and Design Standards
 - Overlay Zone requires compatibility with existing character
 - Preservation of open space and viewsheds
 - Site plan approval for major projects with sustainability highly encouraged
 - Zoning provides incentives for missing middle housing types, community amenities, and sustainable materials



PSET Background

Uses, Materials, and Design Guidance: Greenbelt, MD

Case Studies

- Types of Uses
 - Residential
 - Civic and retail uses integrated into historic core
- Materials and Design Standards
 - Neighborhood conservation overlay mandates historic character
 - Compatible materials and scale for new development

PSET Background

Uses, Materials, and Design Guidance

Case Studies

Community	Types of Uses	Materials and Design Standards
Columbia, MD	Residential, employment centers, limited mixed-use	FDP-based, basic codes, limited sustainability
Reston, Virginia	Strong mixed-use, TOD focus	TOD guidelines, premium materials, green features
Montgomery Village, MD	Residential, mixed-use redevelopment	Overlay standards, open space preservation, sustainability
Greenbelt, MD	Residential, civic preservation focus	Historic character, strict materials guidelines

PSET Discussion

Uses, Materials, and Design Guidance

Q2a: Should there be an enhancement or expansion of the uses (i.e. Age Restricted Adult Housing/Missing Middle/Mixed Use)

Q2b: Should there be an enhancement or expansion of material allowances and design guidance (i.e., Universal Design, Accessibility, Sustainable Materials, Design Guidance generally) in the New Town Zoning code?

Answering the question

Option 1

Join at www.menti.com

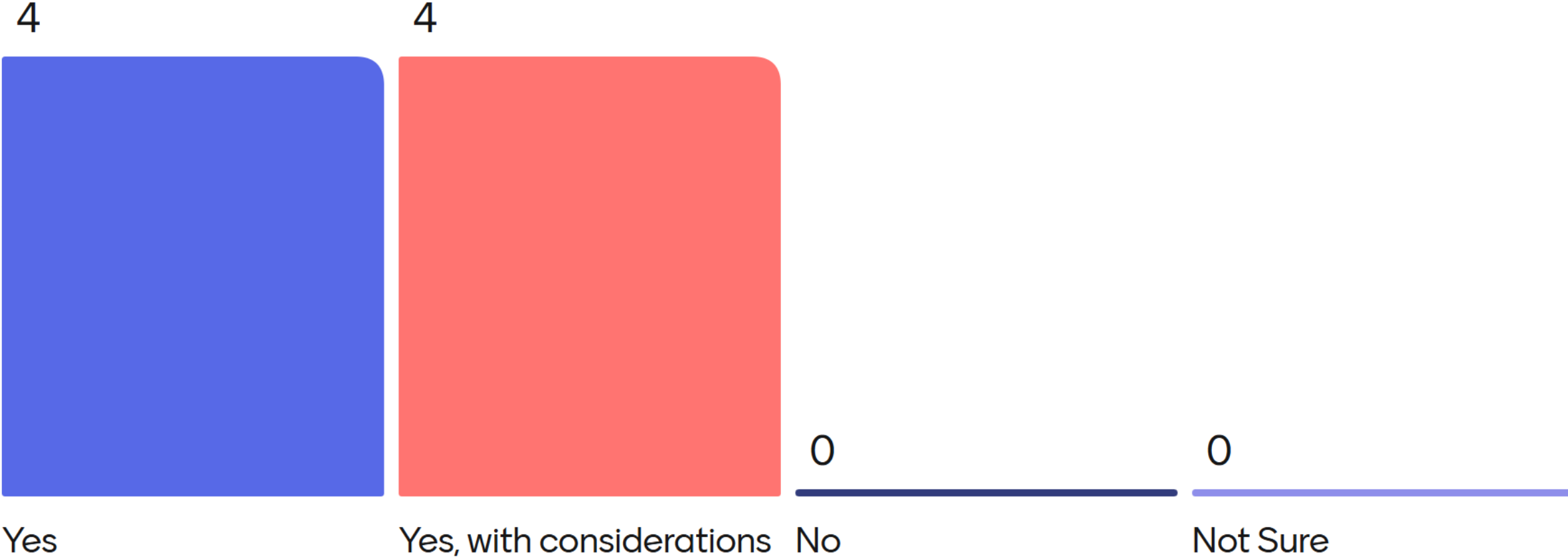
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Option 2

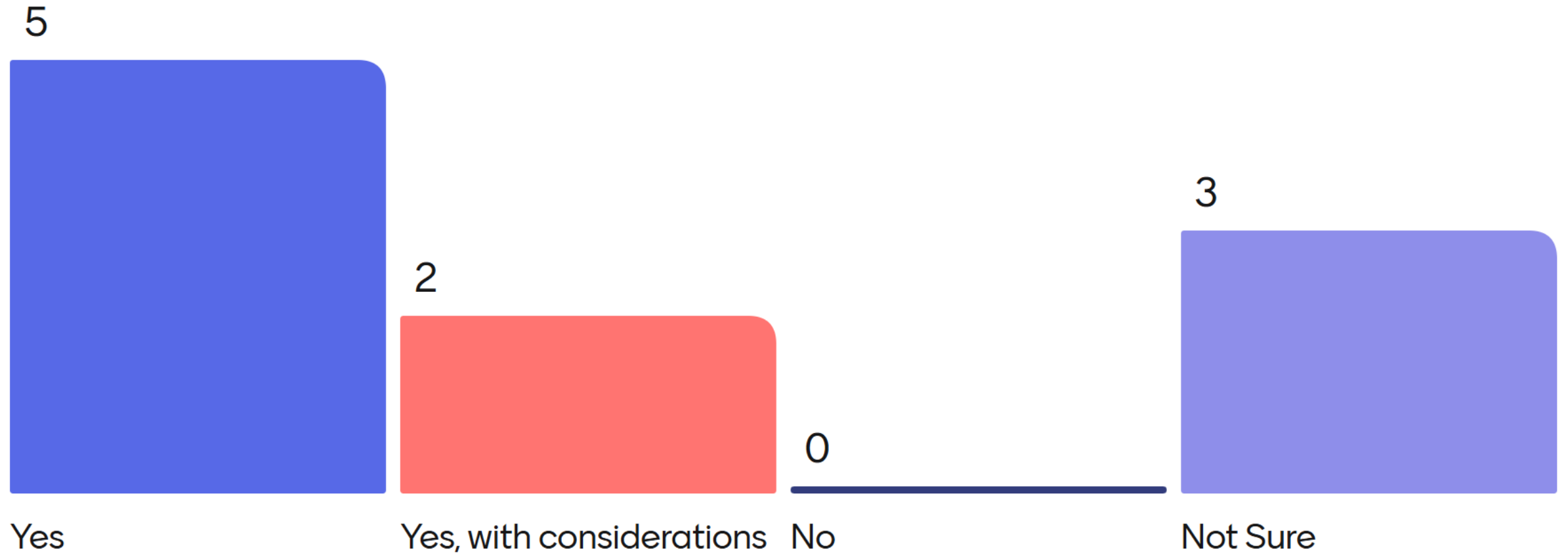
Use your phone to scan the QR code to the right



Should there be an enhancement or expansion of the uses (i.e. Age Restricted Adult Housing, Missing Middle, Mixed Use)



Should there be an enhancement or expansion of material allowances and design guidance in the New Town Zoning code?





Online Survey #1 Analysis

A decorative brown line graphic that starts on the left, goes up and right, then down and right, then up and right, and finally down and right, ending as a horizontal line.

Online Survey #1 Analysis

Online Survey #1

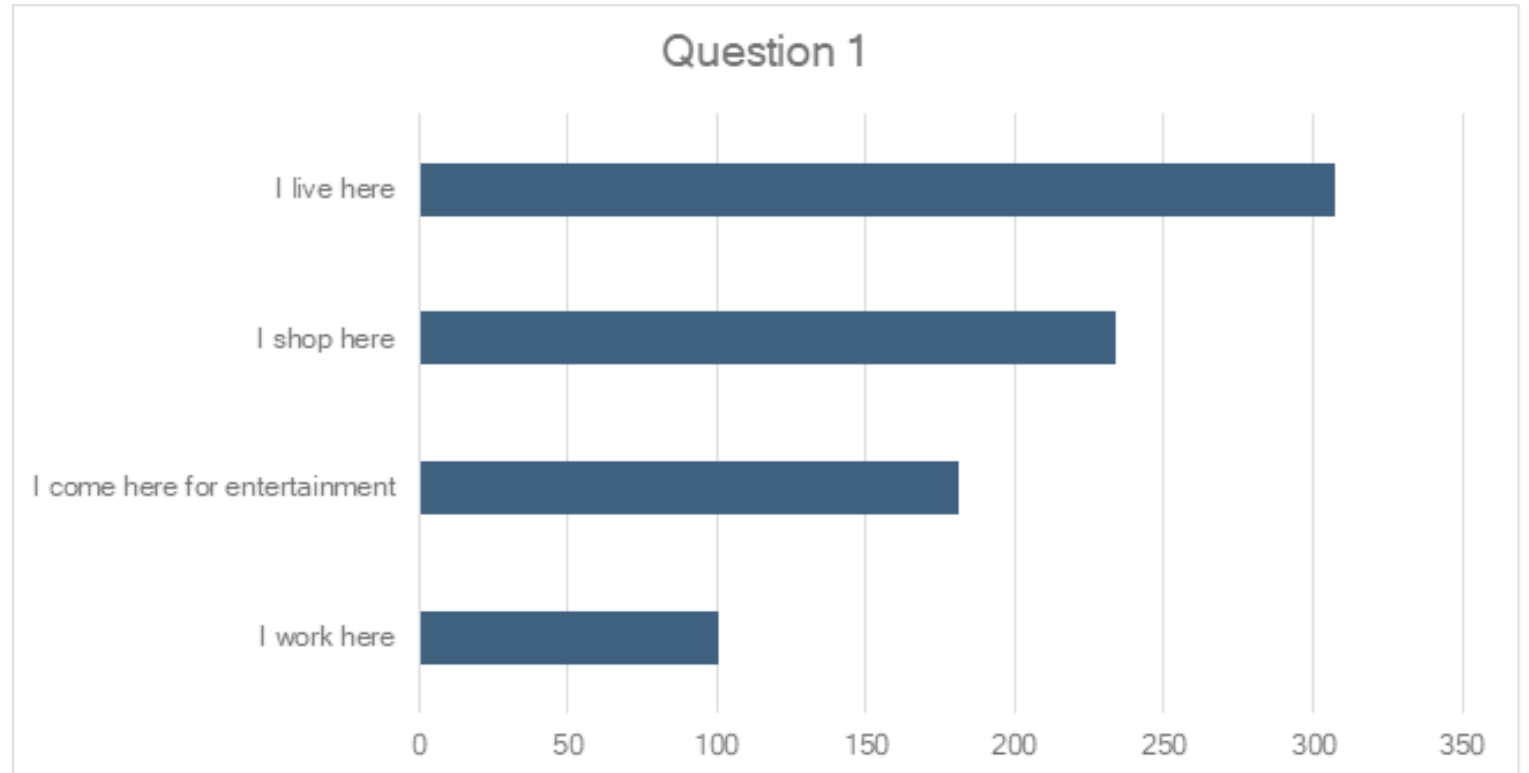
- Open from October 6, 2025 through November 3, 2025 (closed at 11:59 PM)
- 399 Respondents

Online Survey #1 Analysis

Question #1

Q: What is your relationship with Columbia?

- 399 Replied
- 0 Skipped



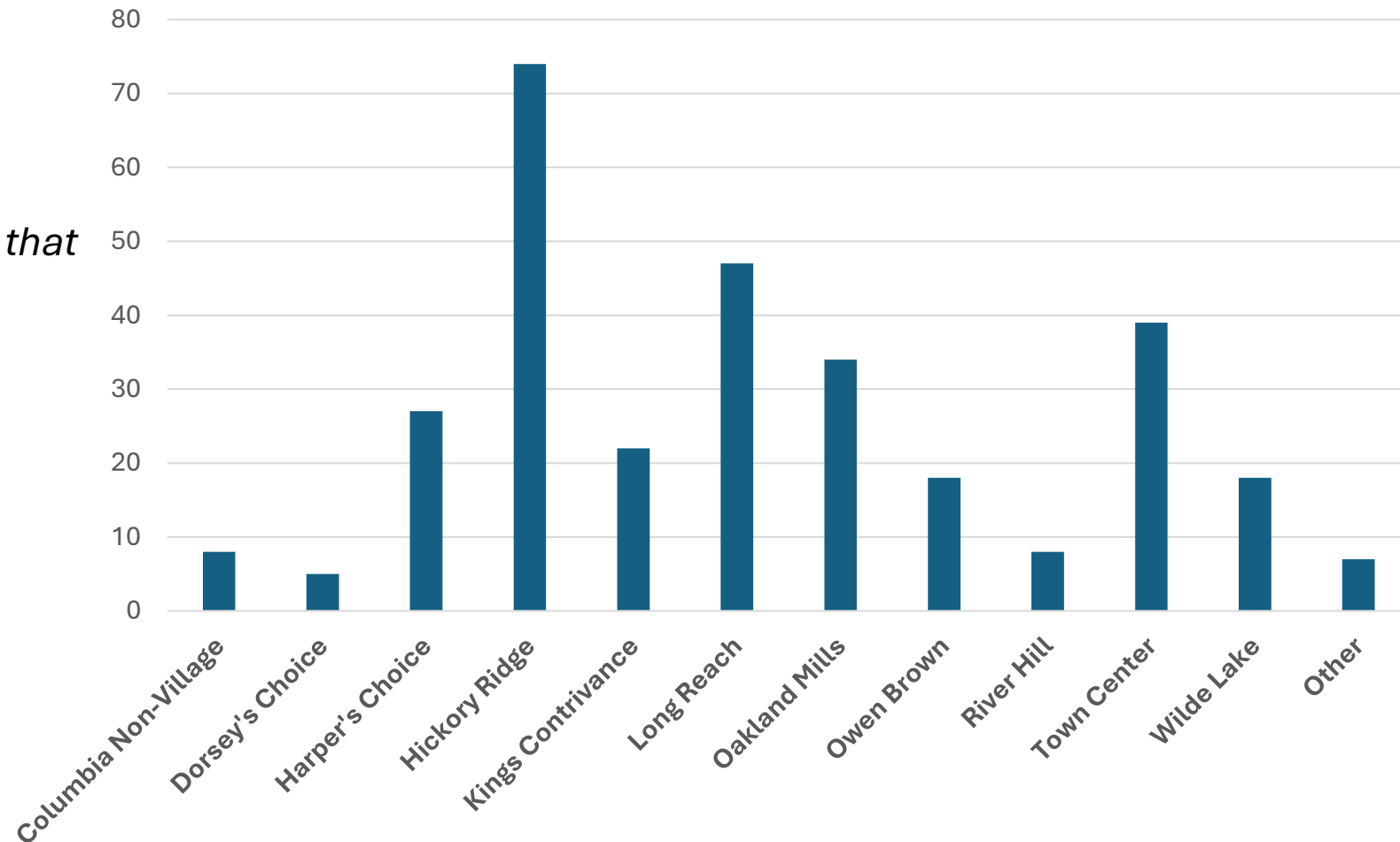
Online Survey #1 Analysis

Question #1A

This question came up if the answer to question 1 identified that the individual lives in the area.

Q: What village/area do you live in?

- 307 Replied
- 92 Skipped



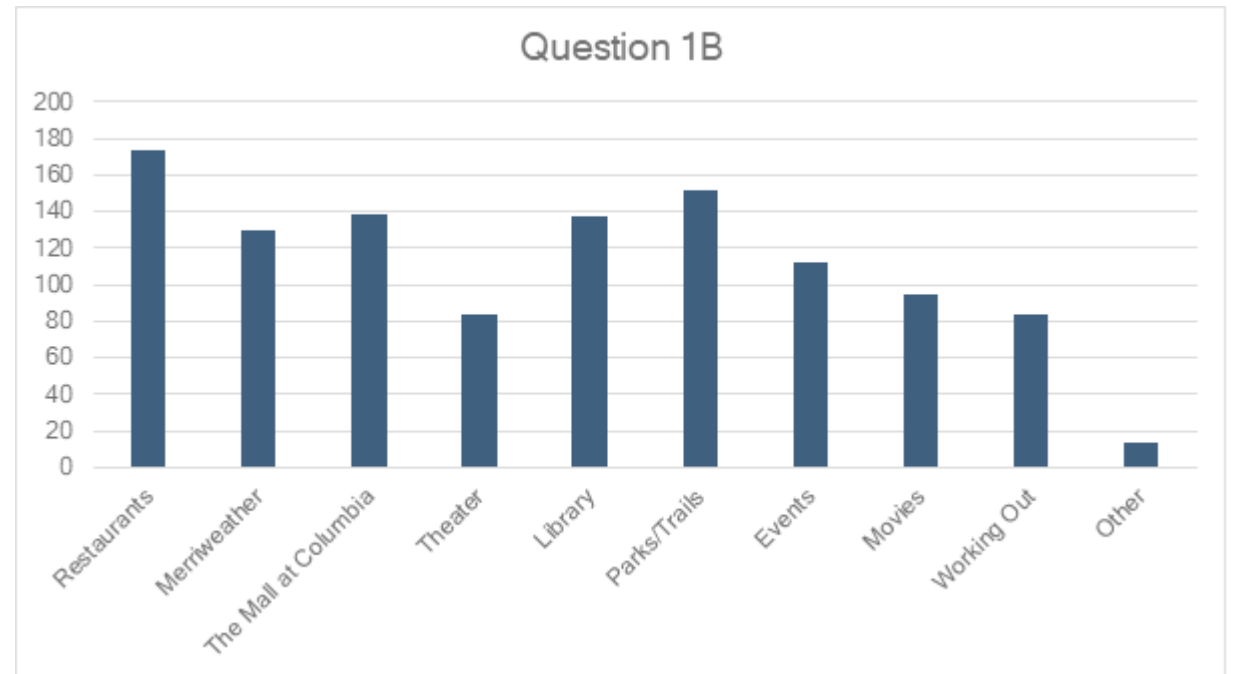
Online Survey #1 Analysis

Question #1B

This question came up if the answer to question 1 identified that the individual comes to the area for entertainment.

Q: What types of entertainment do you enjoy?

- 181 Replied
- 218 Skipped

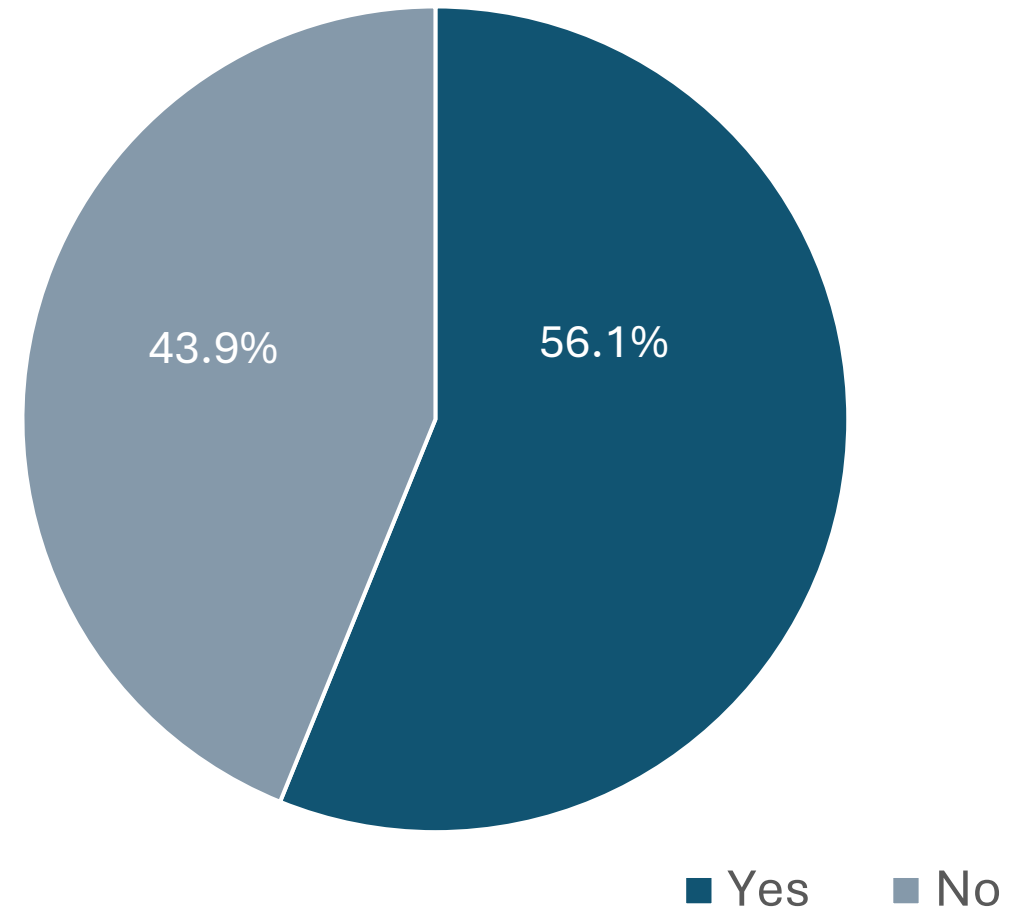


Online Survey #1 Analysis

Question #2

Q: Are you aware that the predominant zoning for the majority of Columbia is New Town zoning?

- 399 Replied
- 0 Skipped

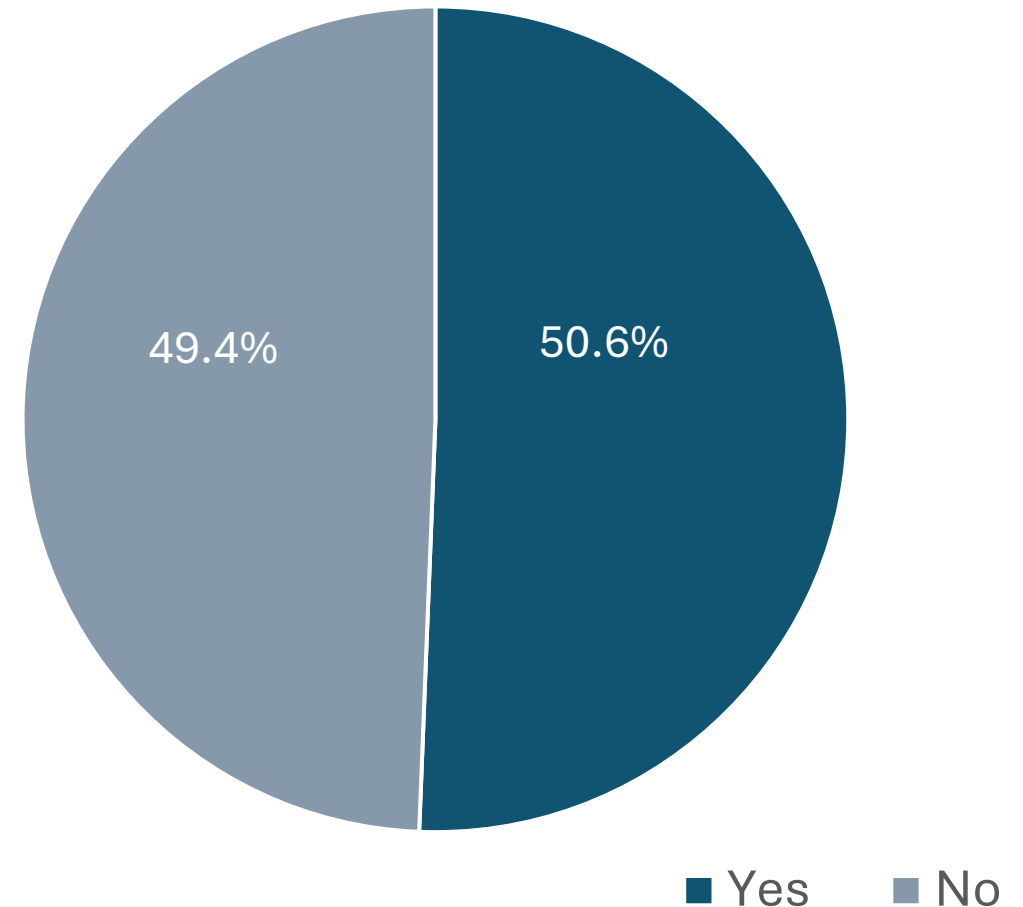


Online Survey #1 Analysis

Question #3

Q: Are you aware that New Town zoning functions differently than the rest of Howard County zoning?

- 399 Replied
- 0 Skipped



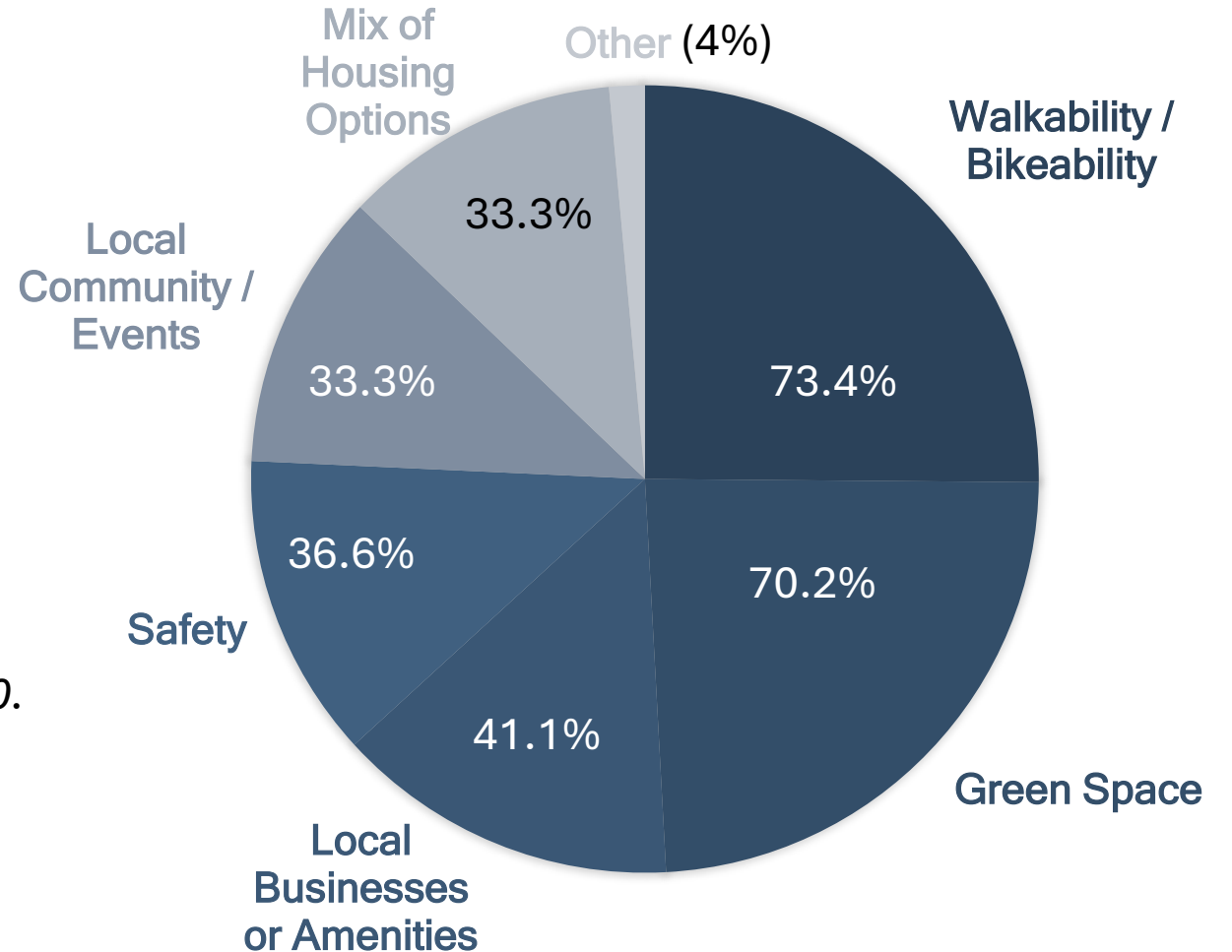
Online Survey #1 Analysis

Question #4

Q: What are the top three thing you like about New Town Columbia?

- 399 Replied
- 0 Skipped

More than one answer could be selected, therefore the percentage will not equal 100.

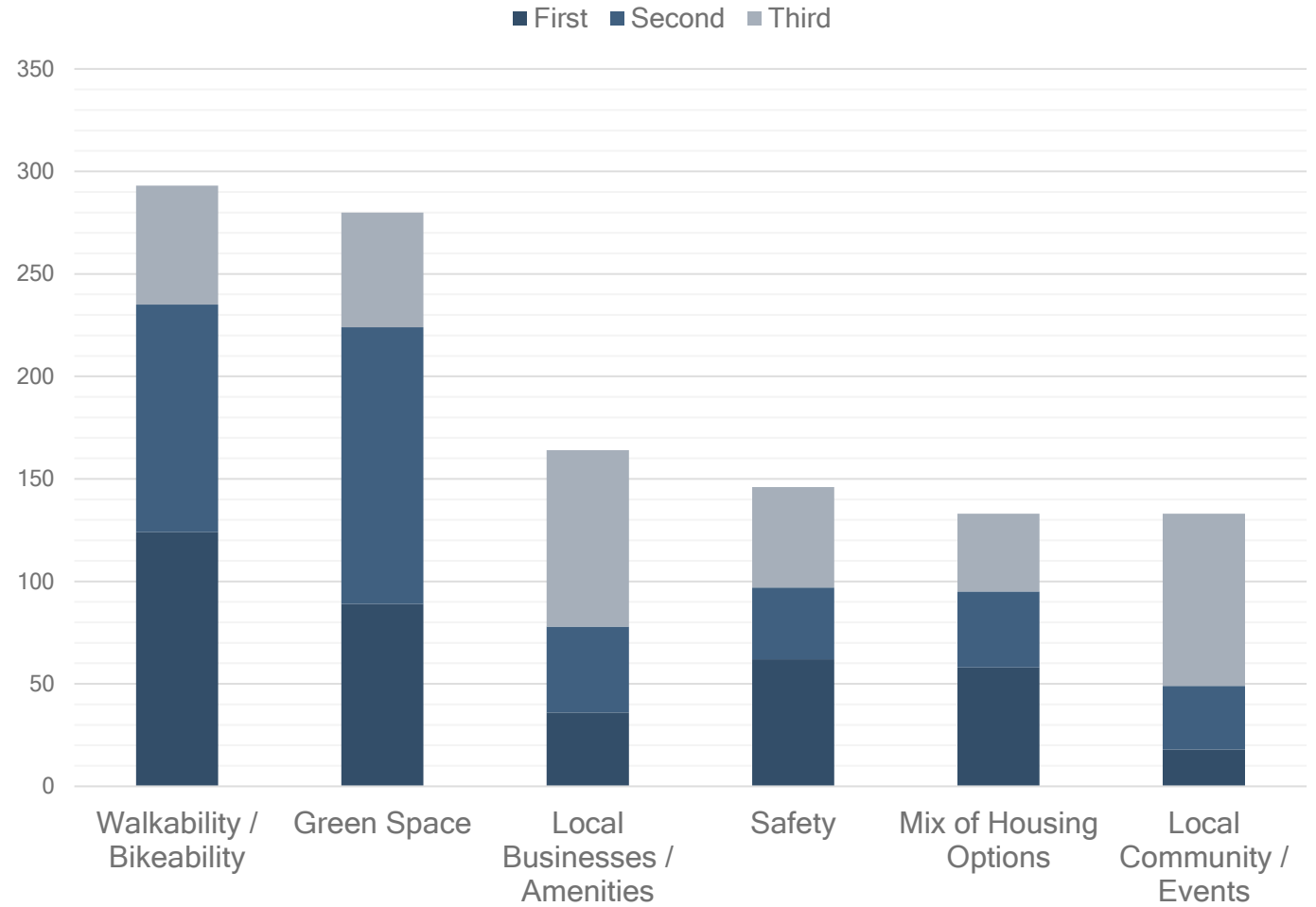


Online Survey #1 Analysis

Question #4 Ranked

Please rank the top three choices (first, second and third)

- 399 Replied
- 0 Skipped



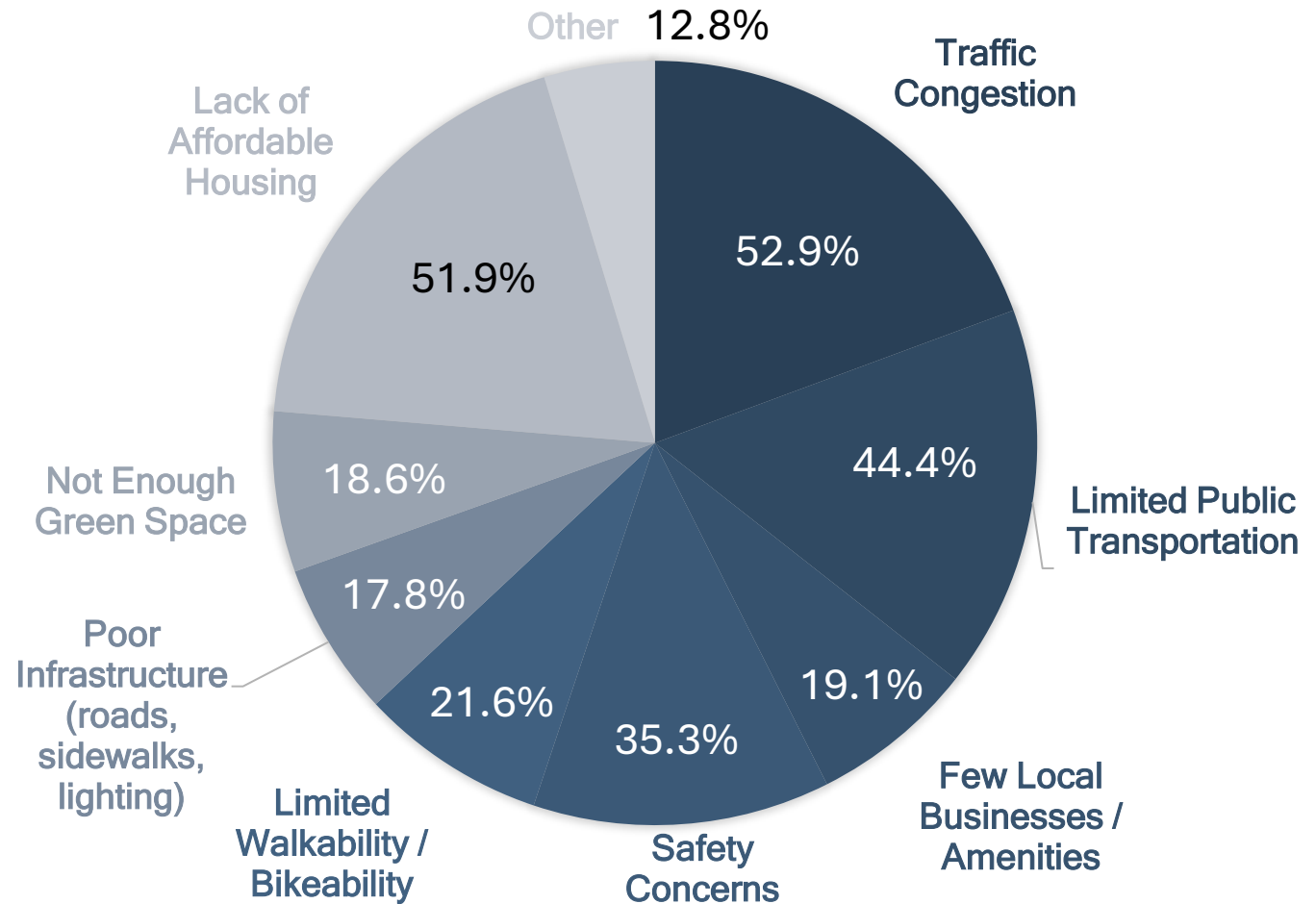
Online Survey #1 Analysis

Question #5

Q: What do you see as the top three challenges in New Town Columbia

- 399 Replied
- 0 Skipped

More than one answer could be selected, therefore the percentage will not equal 100.

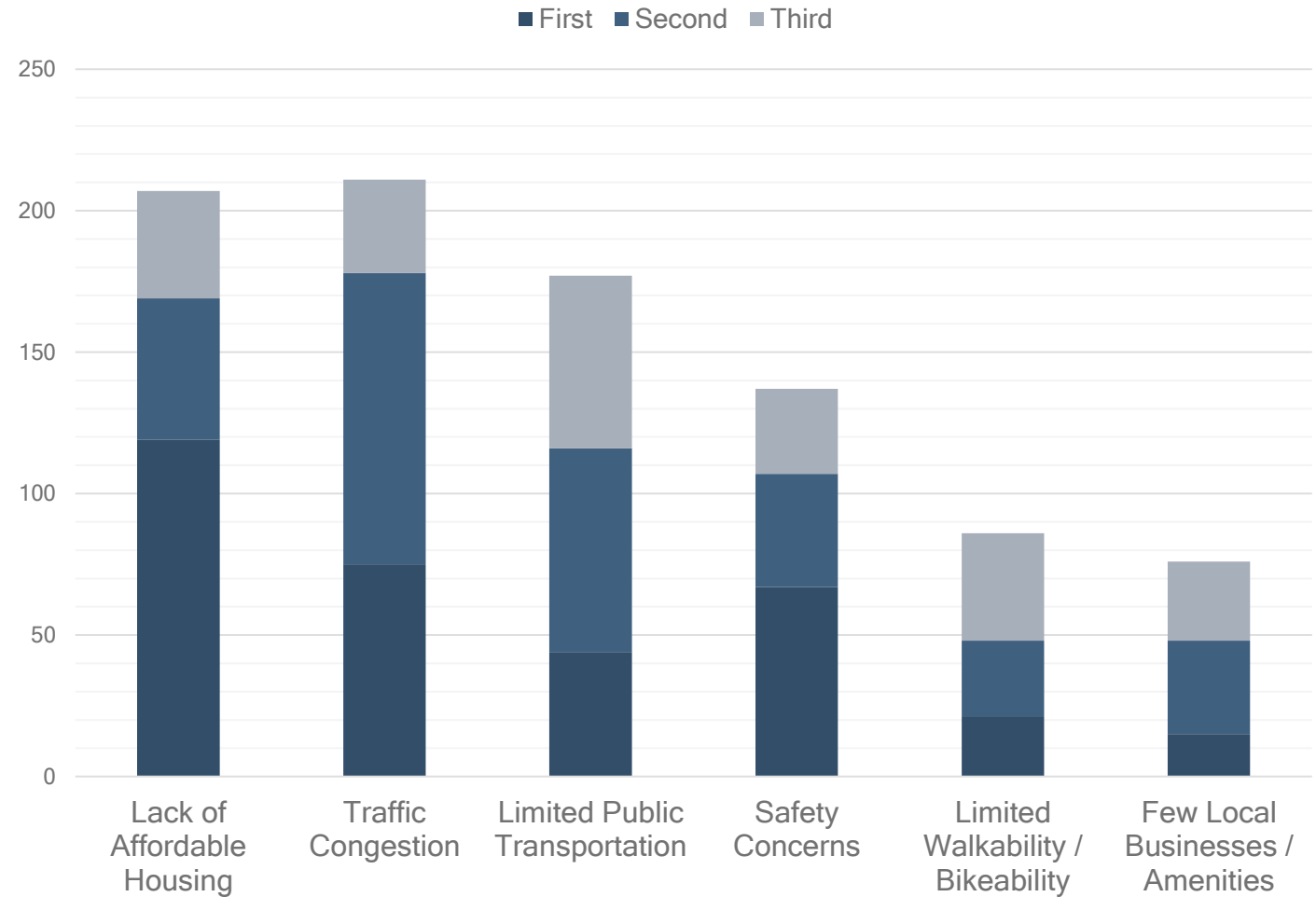


Online Survey #1 Analysis

Question #5 Ranked

Please rank the top three choices (first, second and third)

- 399 Replied
- 0 Skipped



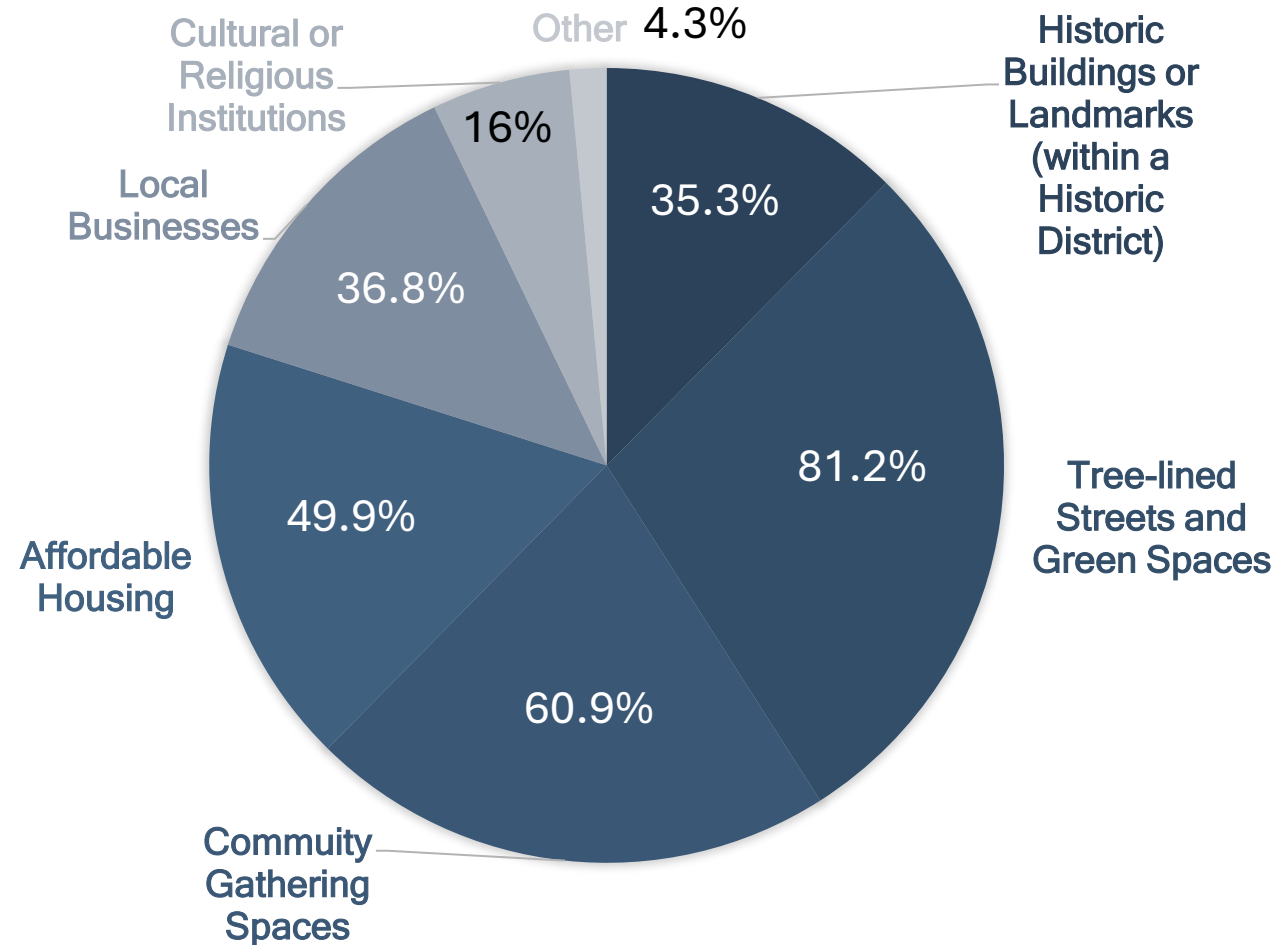
Online Survey #1 Analysis

Question #6

Q: What features of New Town Columbia should be protected for the future?

- 399 Replied
- 0 Skipped

More than one answer could be selected, therefore the percentage will not equal 100.

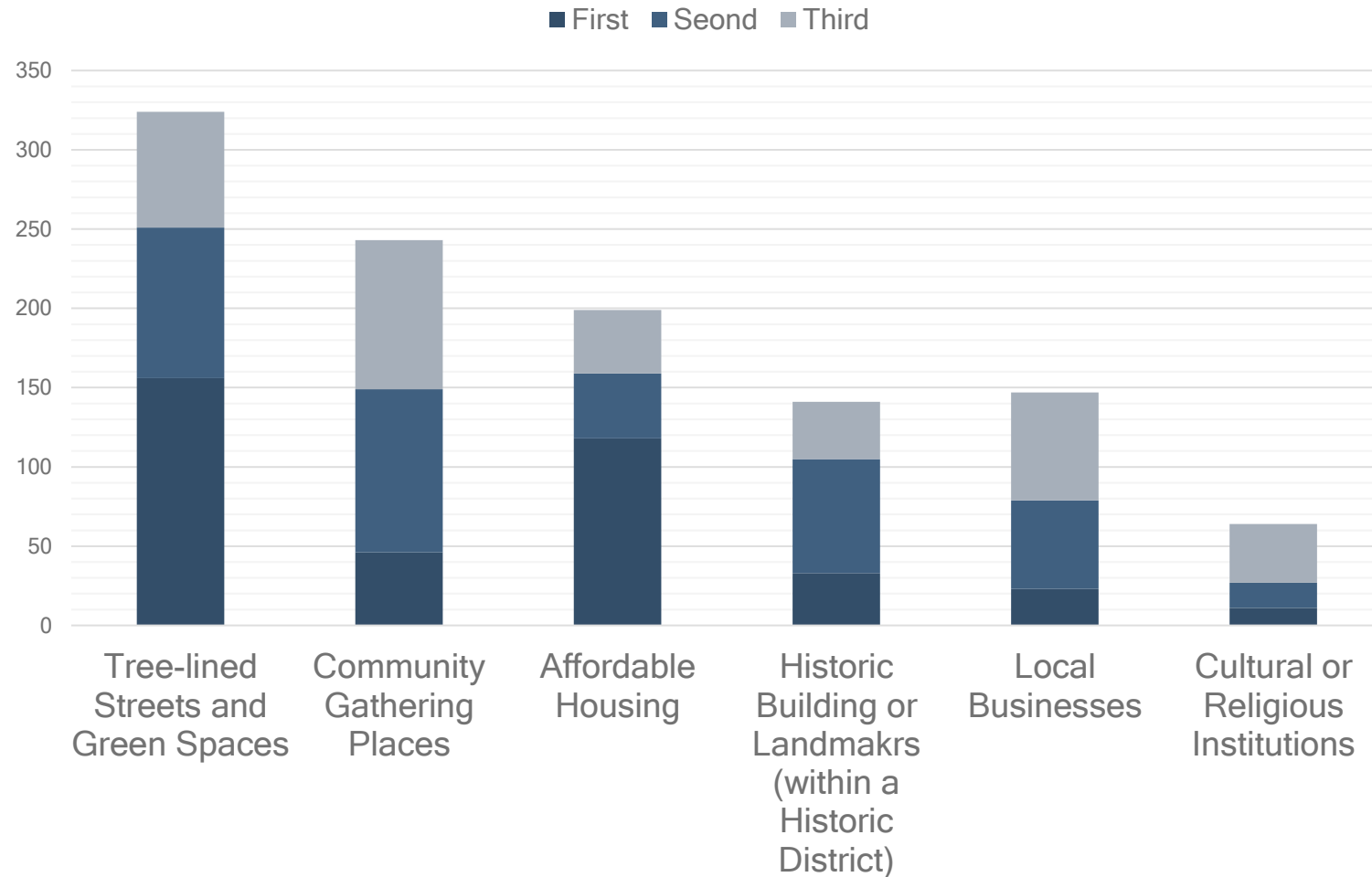


Online Survey #1 Analysis

Question #6 Ranked

Please rank the top three choices (first, second and third)

- 399 Replied
- 0 Skipped

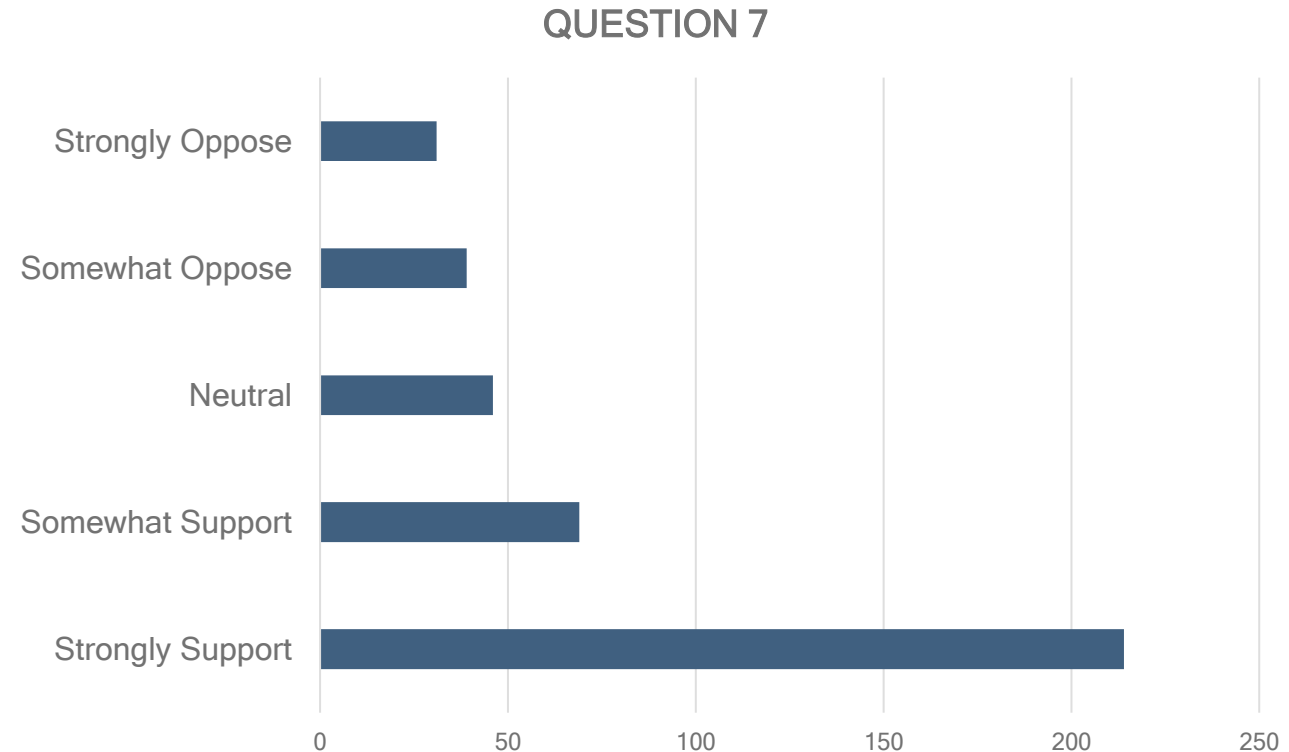


Online Survey #1 Analysis

Question #7

Q: The most recently adopted County General Plan (2023) supports more housing options around the County, including Columbia. How do you feel about allowing more affordable housing?

- 399 Replied
- 0 Skipped

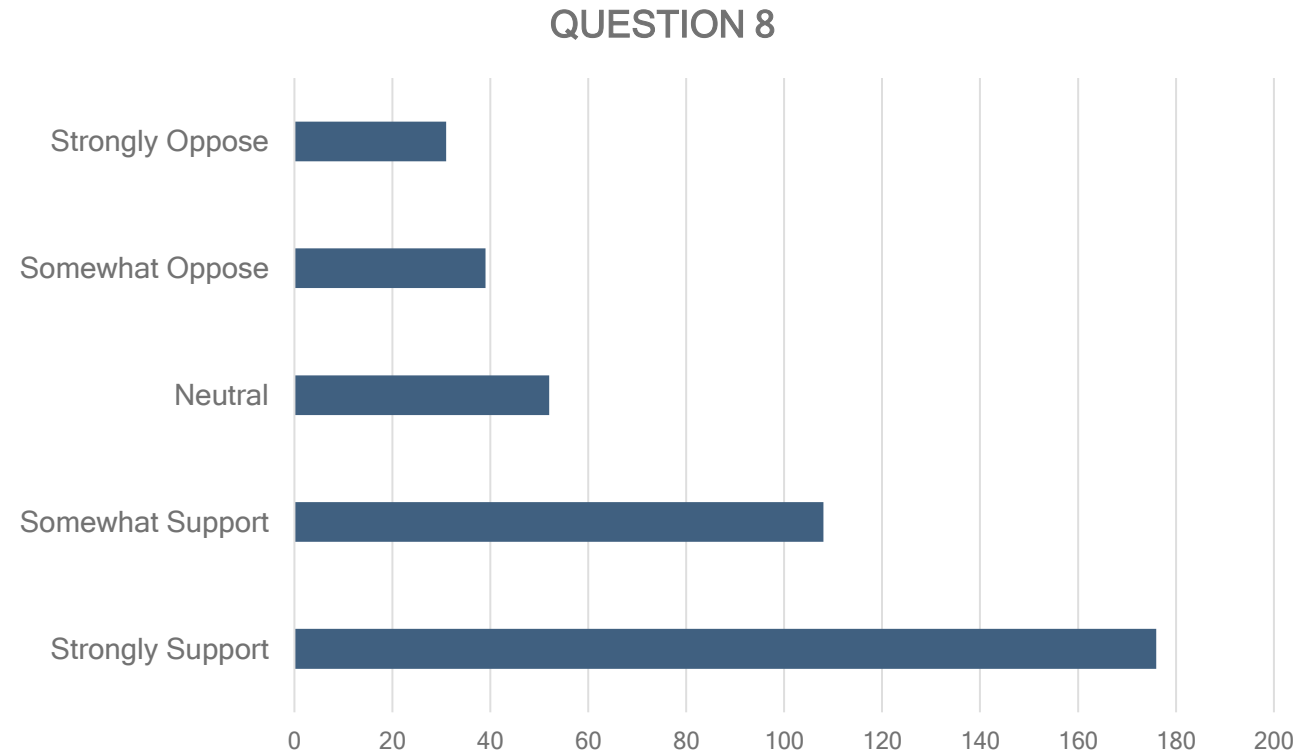


Online Survey #1 Analysis

Question #8

Q: The most recently adopted County General Plan (2023) supports mixed-use development in corridors and activity centers, including Downtown Columbia. How do you feel about incorporating mixed-use development in these areas?

- 399 Replied
- 0 Skipped

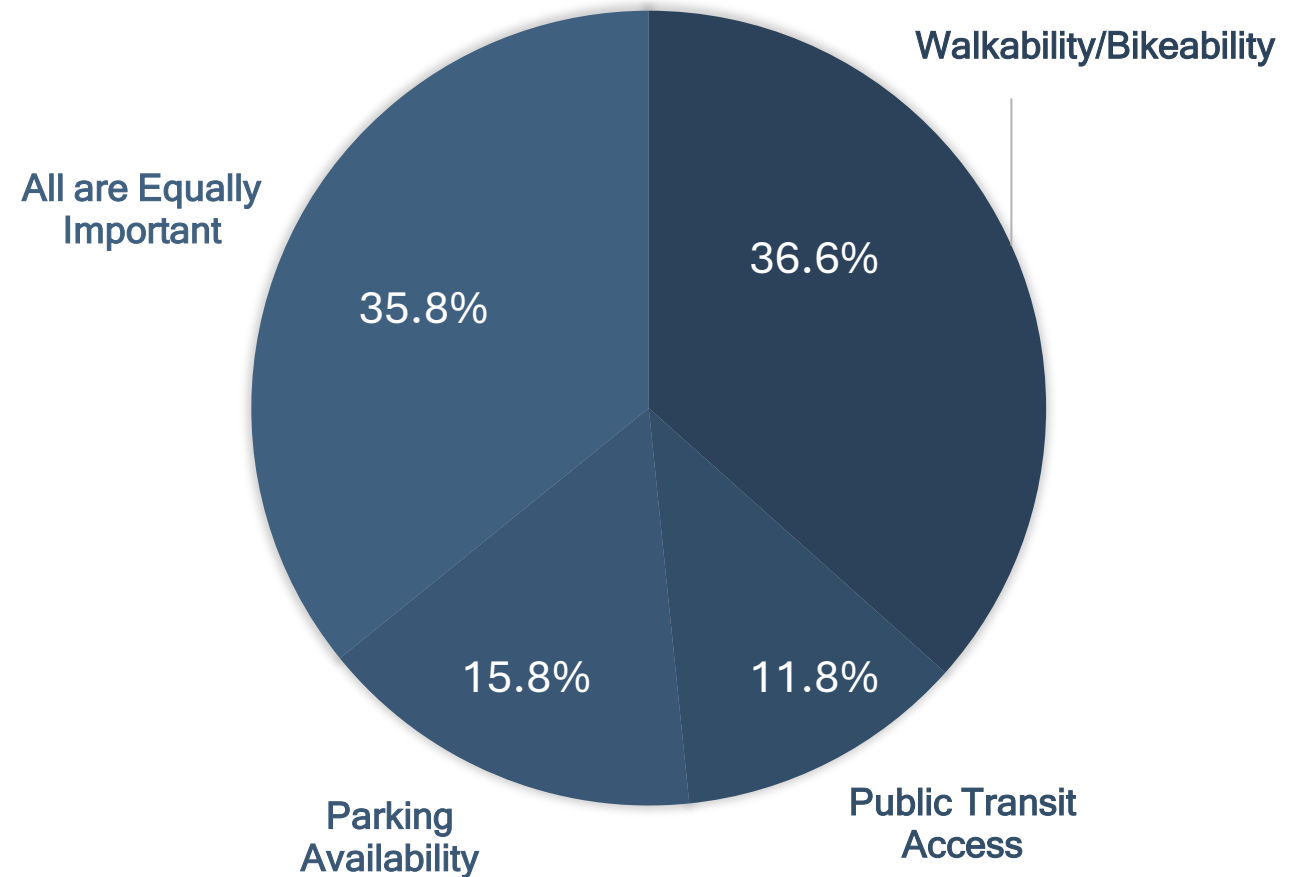


Online Survey #1 Analysis

Question #9

Q: Which is most important to you?

- 399 Replied
- 0 Skipped



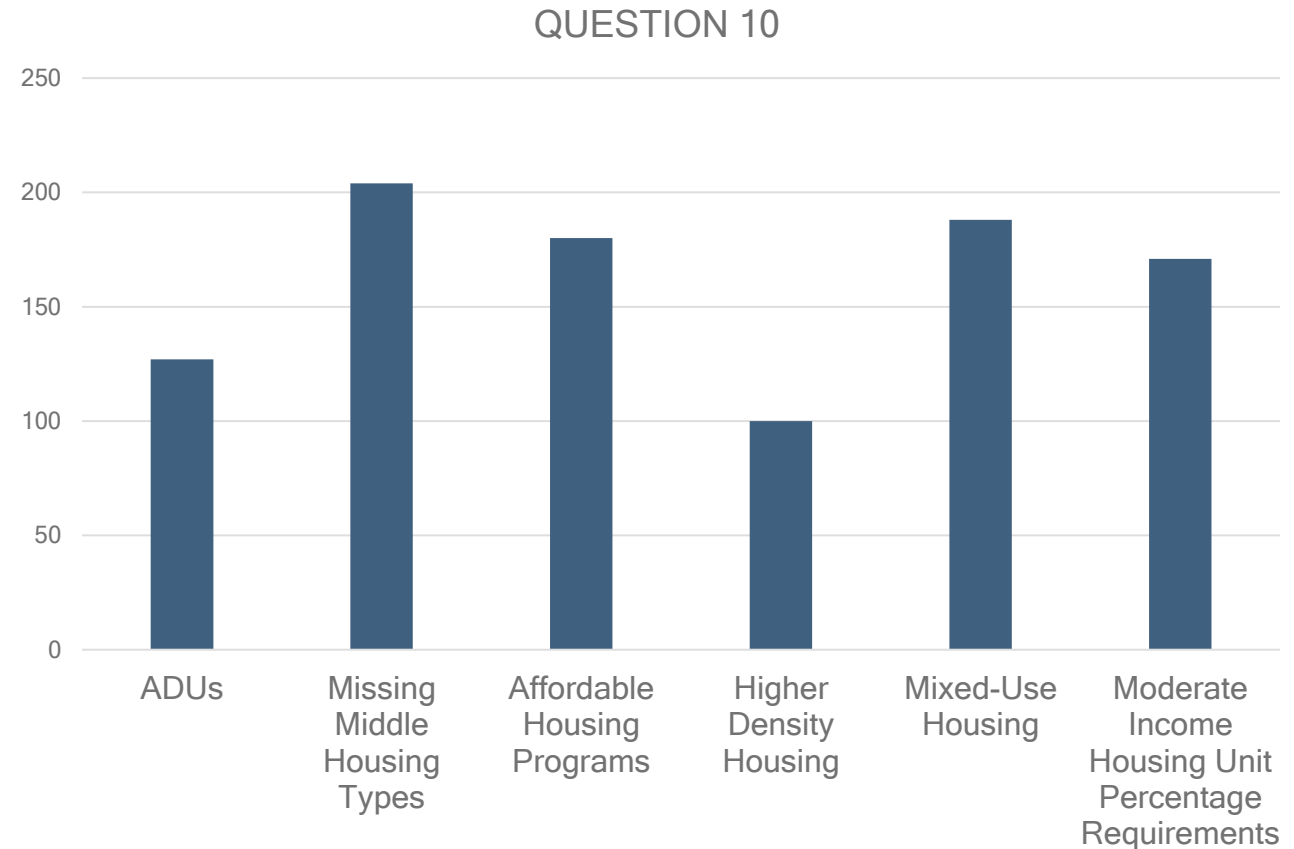
Online Survey #1 Analysis

Question #10

Q: What are possible ways you see housing affordability in New Town Columbia being improved through zoning changes?

- 399 Replied
- 0 Skipped

More than one answer could be selected, therefore the percentage will not equal 100.

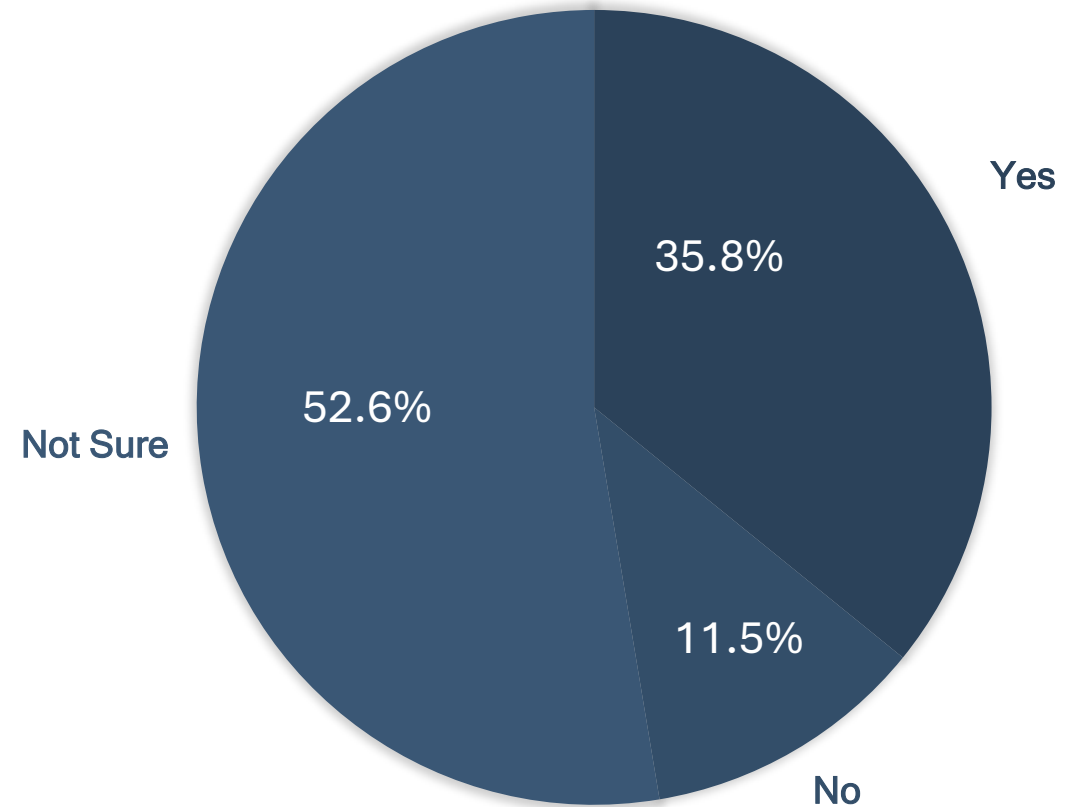


Online Survey #1 Analysis

Question #11

Q: Are there parts of New Town Columbia that you think would benefit from redevelopment in particular?

- 399 Replied
- 0 Skipped

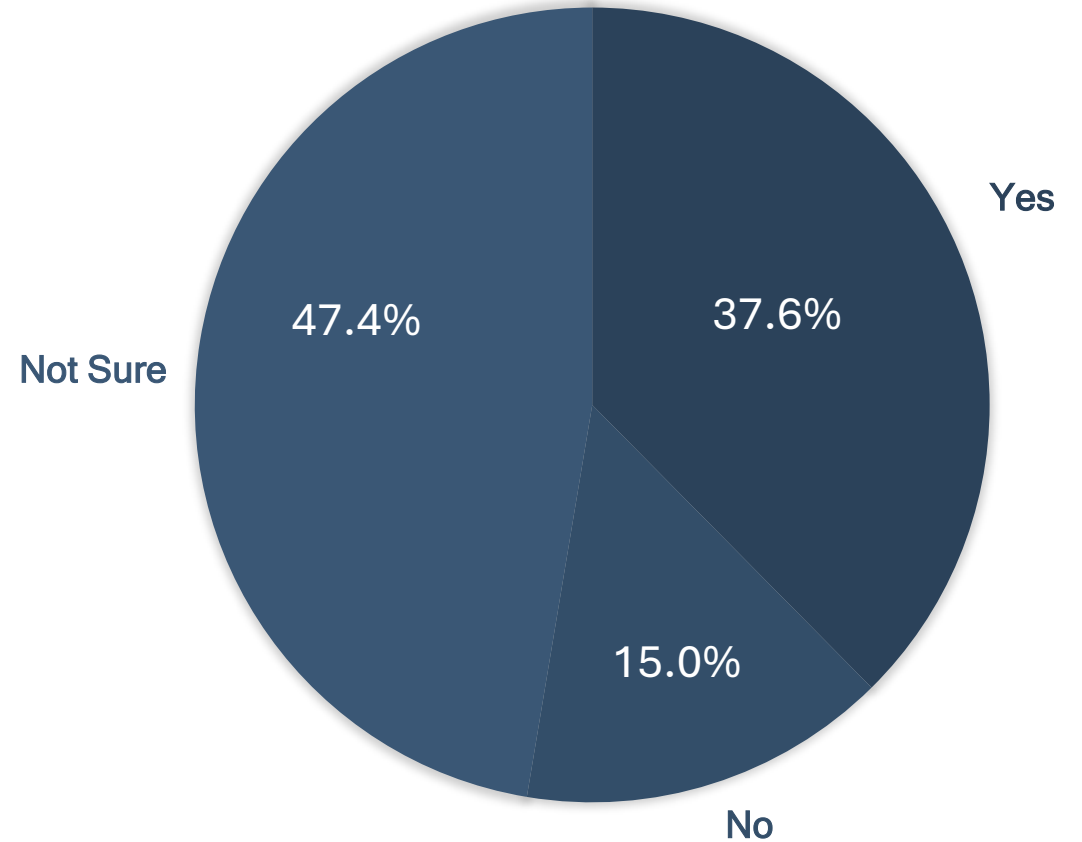


Online Survey #1 Analysis

Question #12

Q: Are there parts of New Town Columbia that you think should not be redeveloped / should remain as they are today?

- 399 Replied
- 0 Skipped



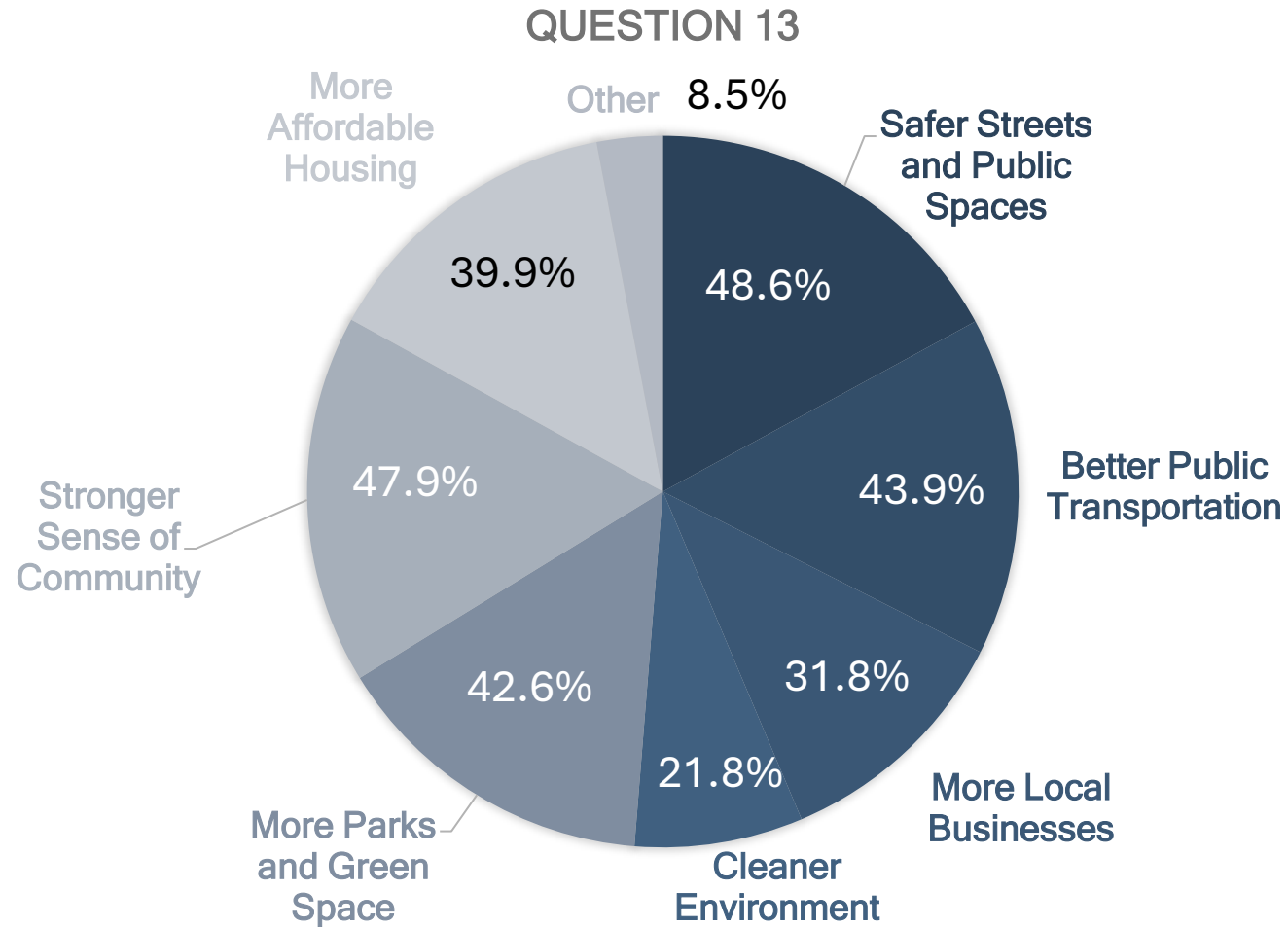
Online Survey #1 Analysis

Question #13

Q: Imagine the New Town Zoning District area 20 years from now, what would make it feel like a better place to live?

- 399 Replied
- 0 Skipped

More than one answer could be selected, therefore the percentage will not equal 100.

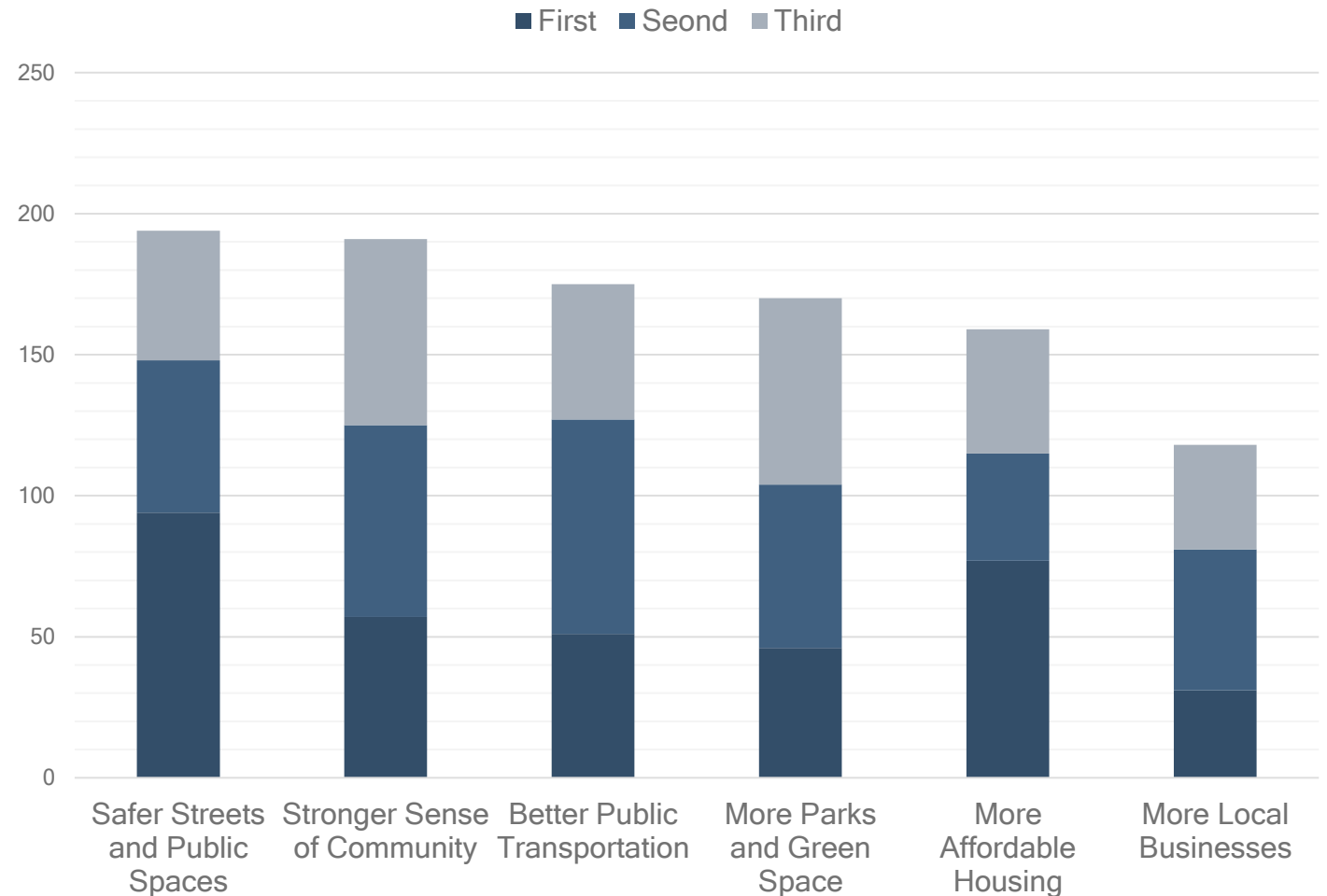


Online Survey #1 Analysis

Question #13 Ranked

Please rank the top three choices (first, second and third)

- 399 Replied
- 0 Skipped

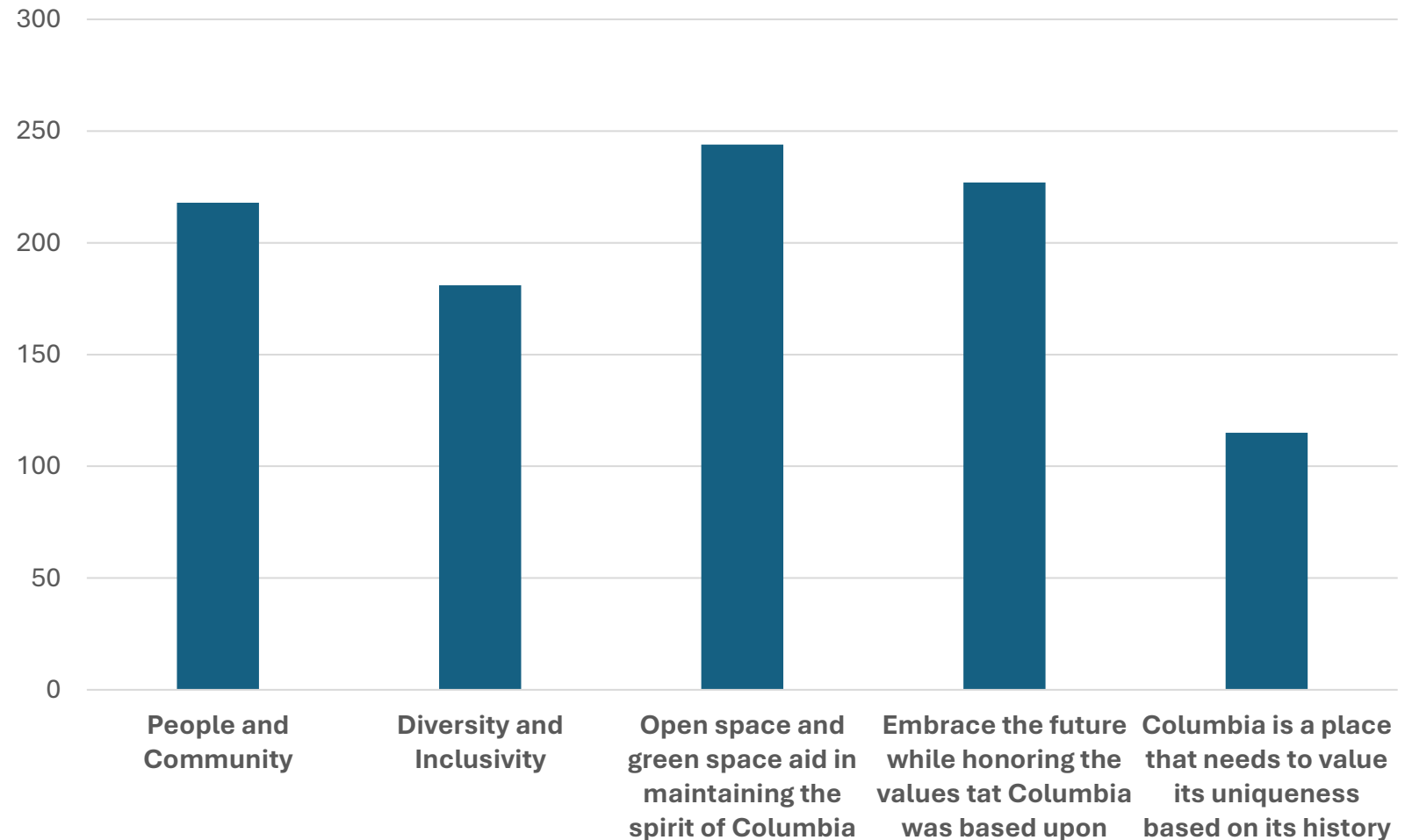


Online Survey #1 Analysis

Question #14

Q: Which phrases best identify your vision for the New Town Zoning District area?

- 399 Replied
- 0 Skipped

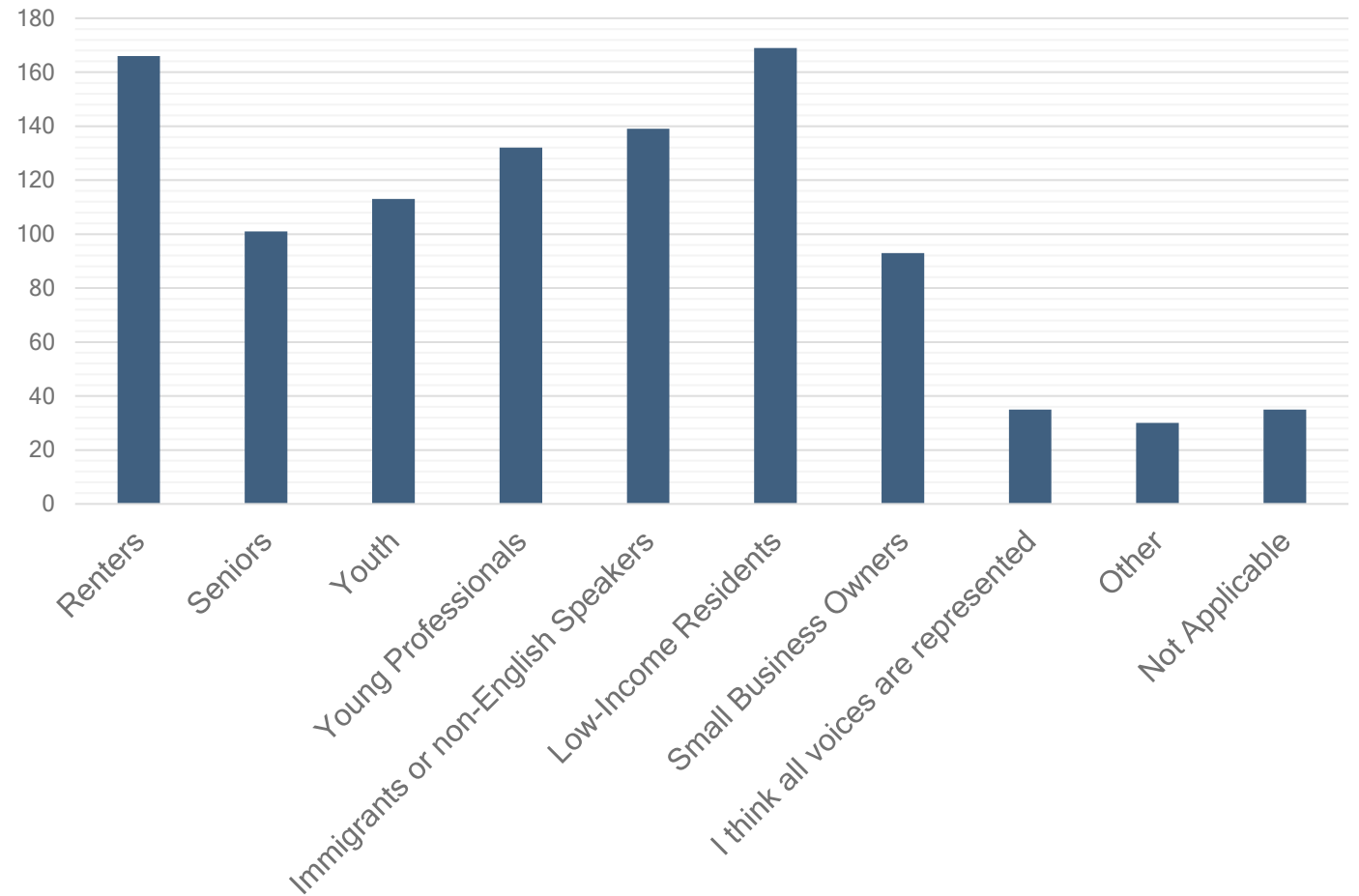


Online Survey #1 Analysis

Question #16

Q: Whose voices do you think are missing from zoning discussions?

- 379 Replied
- 20 Skipped

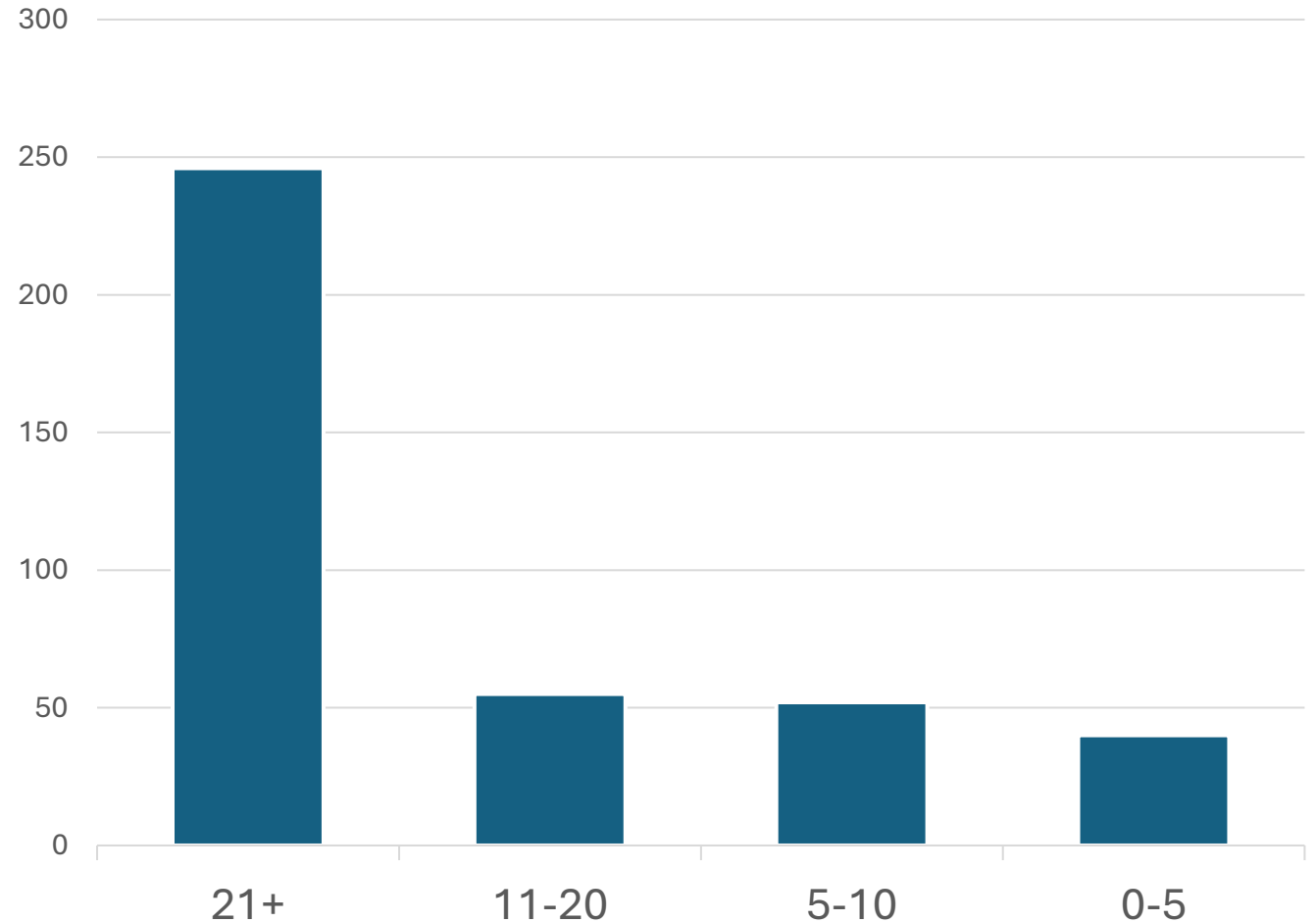


Online Survey #1 Analysis

Question #16

Q: How many years have you lived in the County?

- 393 Replied
- 7 Skipped

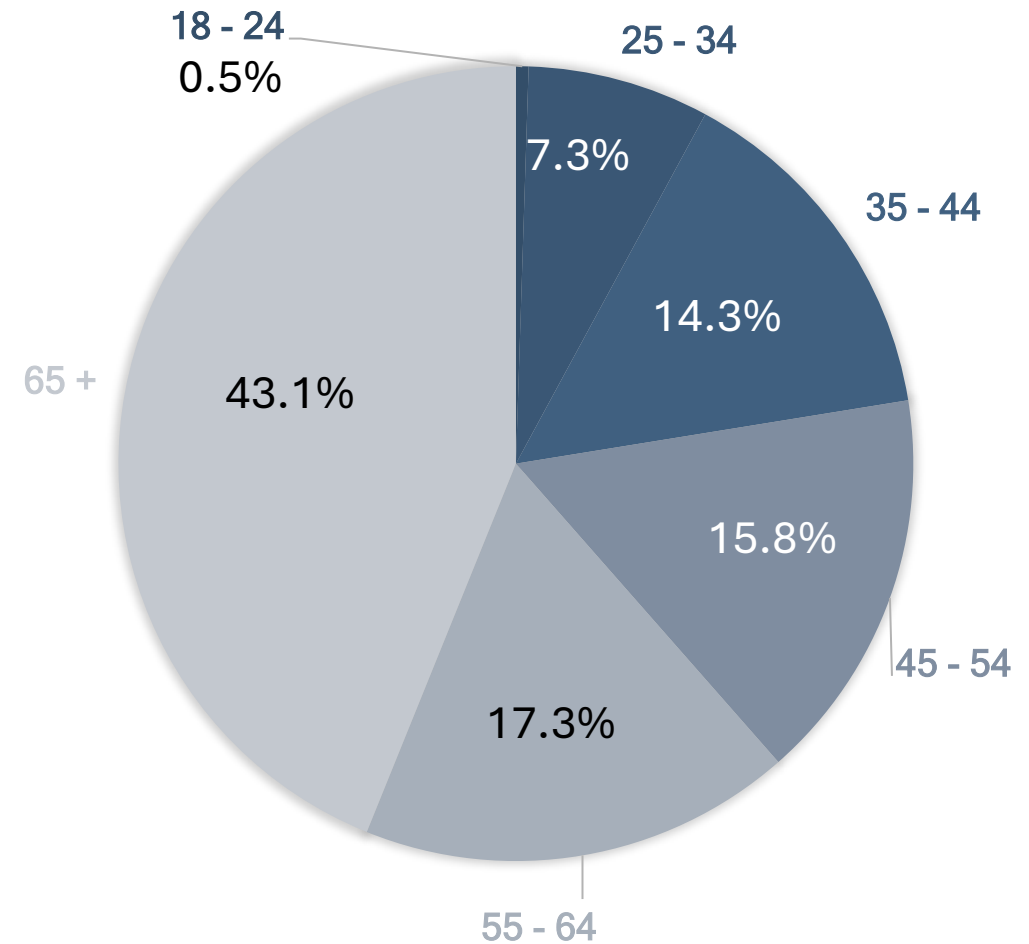


Online Survey #1 Analysis

Question #17

Q: Please select your age

- 392 Replied
- 7 Skipped





Process for Developing Recommendations



Process for Developing Recommendations

January 2026

Task Force Meeting #7

Recommendations Meeting #2

- Review meeting survey responses
- Draft recommendations
- Survey members

February 2026

Task Force Meeting #8

Recommendations Meeting #3

- Finalize Task Force member recommendations

March 2026

Public Meeting # 2 and

Task Force Meeting #9

- Public meeting to review recommendations and provide input
- Task Force to review initial public input

April 2026

Task Force Meeting #10

- Finalize recommendations report using public input

Process for Developing Recommendations

Process

- Following Robert's Rules of Order (light)
- Using the recent recommendations work completed through the Adequate Public Facilities Ordinance (APFO) Review Committee as a model

Motions and Vote Tracking



Wrap-Up



Task Force Vision

- *People and Community, Diversity and Inclusivity, Open Space and green space aid in maintaining the spirit of Columbia.*
- *Embrace the future while honoring the values that Columbia was based upon.*
- *Columbia is a place that needs to value its uniqueness / based on its history.*

The Vision for New Town Recommendations



Homework

To be completed no later than **January 27, 2026.**

Review the APFO recommendations document to understand the process by which recommendations were completed and documented.

[Microsoft Word - 2025 DRAFT APFO Report-COMMITTEE DRAFT 8-7-25](#)



PSET Discussion

Key Elements for Discussion during PSET Meetings

September
Discussion

- Creating another New Town District
- Defining Credited Open Space
- Incorporating Moderate Income Housing Unit (MIHU) Regulations
- Managing Density Caps

October
Discussion

- Evaluating New Town District Structure
- Simplification of Regulations & Processes
- Redefining Apartment Land Use
- Reviewing Original Petitioner Role
- Expansion of uses and materials, and design guidance in New Town Zoning

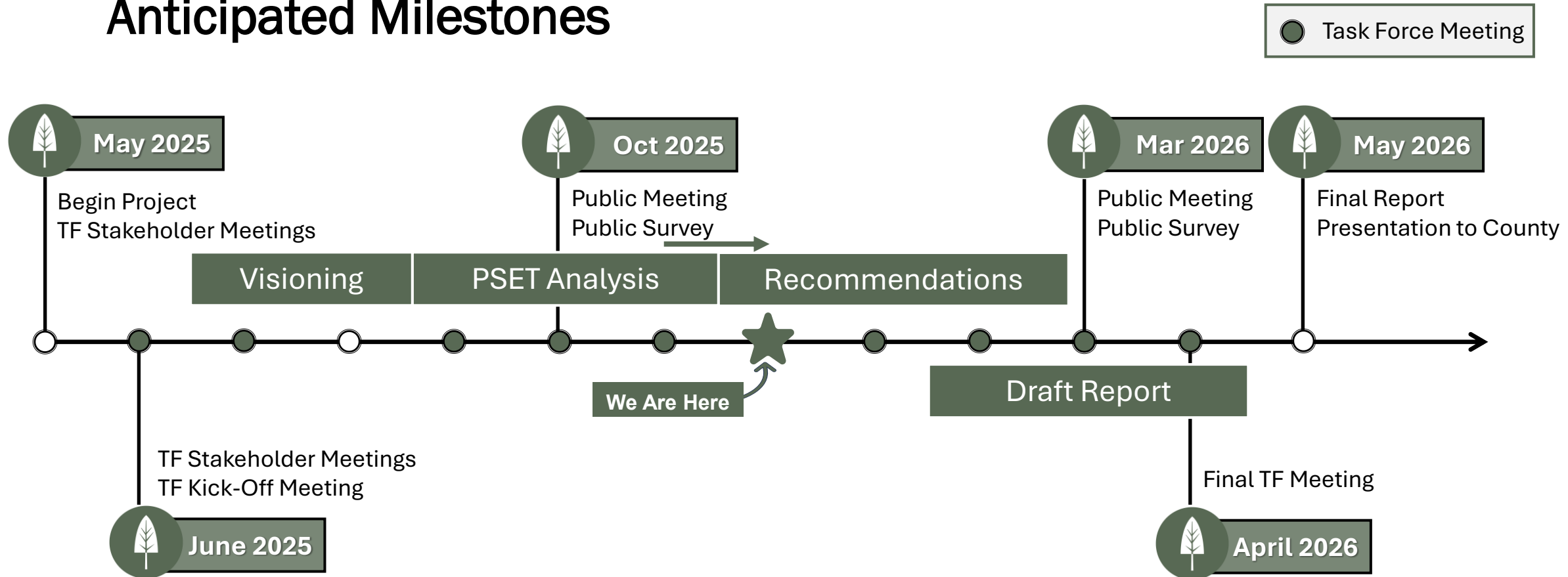
November
Discussion

December
Discussion

Wrap-Up



Anticipated Milestones



Wrap-Up

Pending Topics

- Developing Recommendations





Wrap-Up

Upcoming Task Force “Recommendation Development-Focused” Meetings

January 27, 2026

6:00 PM – 8:00 PM

Virtual

Primary Topic

*Developing
Recommendations*

February 17, 2026

6:00 PM – 8:00 PM

In-Person

Primary Topic

*Finish Developing
Recommendations*



Open Comments

Thank you



Thank you

Task Force Meeting No. 7

January 27, 2025

Virtual

Task Force Meeting No. 7

February 17, 2025

In-person



Thank you

