Land Development Code Update
Phase 1: Development Regulations Assessment

FEBRUARY 2018
Summary

• Project Background

• Key Recommendations of Assessment and Annotated Outline
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
Part 1: Diagnosis

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-B 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
117.2: OT Office Transition
117.3: CCT Community Center Transition
117.4: SC Shopping Center
117.5: CEF Community Enhancement Floating
117.6: CR Commercial Redevelopment
117.7: M-1 Manufacturing: Light
117.8: M-2 Manufacturing: Heavy
117.9: SW Solid Waste Overlay
117.10: NT New Town
117.11: PGCC Planned Golf Course Community
117.12: MXD Mixed Use Districts
117.13: PSC Planned Senior Community
117.14: CE Corridor Employment District
117.15: CLI Continuing Light Industrial Overlay
117.16: TOD Transit Oriented Development
117.17: CAC Corridor Activity Center
117.18: TNC Traditional Neighborhood Center
117.19: Supplementary Zoning District Regulations

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

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

TITLE 3: SUBTITLE 5, SIGNS
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
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
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
• 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
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
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
• 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
• 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
Proposed Structure

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

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

Zone Districts
Proposed options for conversion to a menu of zoning districts

Option 1
- 268 New Town FDPs
- Categorized by Intended Scale and Character of the Area
  - New NT Residential Districts
  - New NT Mixed-Use Districts
  - New NT Non-Residential Districts

Option 2
- 268 New Town FDPs
- Categorized by Existing Permitted Uses of the Area
  - New Standard Residential Districts
  - New NT Mixed-Use Districts
  - New Standard Non-Residential
Consolidate all information about permitted and conditional uses available in each zone district and any limitations.

<table>
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<tr>
<th>Zone District</th>
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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

### SUMMARY TABLE OF PROCEDURES

<table>
<thead>
<tr>
<th>Procedure</th>
<th>Pre-Application Conference</th>
<th>Staff Review</th>
<th>Planning Board</th>
<th>County Council</th>
<th>NOTICE REQUIRED</th>
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Conditional Use Permit

- Department Review
- Planning Board Recommendation
- Zoning Board Decision

\( P = \) Public Hearing
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.