

Office of the County Auditor
Auditor's Analysis

Council Bill No. 6-2023 (ZRA 203)

Introduced: January 3, 2023

Auditor: Rebecca Gold

Fiscal Impact:

Our Office is unable to determine the future fiscal impact of this legislation because we cannot estimate the demand for future development of Age-Restricted Adult Housing (ARAH) residential units in Office Transition (OT) zoning districts.

Per the Department of Planning and Zoning (DPZ), there is currently one OT zoning district in Howard County, at the Demirel Plaza Property. The DPZ is not aware of any plans to develop additional housing units at this location, nor is the DPZ aware of any requests to create additional OT zoning districts in the County.

Purpose:

Council Bill 6-2023 will allow Age-Restricted Adult Housing as a permitted use in OT zoning districts, amending Section 117.3 of the Howard County Code.

Other Comments:

The creation of additional housing units in the County's one OT zoning district or the creation of a new OT zoning district in the County would require approval of a Preliminary Development Plan by the Zoning Board.