

HARFORD COUNTY BILL NO. 23-006 (As Amended)

Brief Title: Amendment to Section 267-62 (F) Development Adjustment Natural Resource District
is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

Melvin A. Dixon
Council Administrator

Date 4-4-23

ENROLLED

Robert Vincent
Council President

Date 4-4-23

BY THE COUNCIL

Read the third time.

Passed: LSD 23-011

Failed of Passage: _____

By Order

Melvin A. Dixon
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 5th
day of April, 2023, at 3:00 p.m.

Melvin A. Dixon
Council Administrator



BY THE EXECUTIVE

[Signature]
COUNTY EXECUTIVE

APPROVED: Date 4-4-23

BY THE COUNCIL

This Bill No. 23-006 (As Amended) having been approved by the Executive and returned to the Council, becomes law on April 4, 2023.

EFFECTIVE June 5, 2023

**BILL NO. 23-006
AS AMENDED**

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 23-006

Introduced by: Council Members Guthrie, Boyle-Tsottles, Penman and Giangiordano

Legislative Day No. 23-006 Date February 21, 2023

AN ACT to repeal and reenact with amendments, Subsection F, Development adjustment, of Section 267-62, NRD Natural Resource District, of Article VII, District Regulations, of Part I, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; TO INCREASE THE DEVELOPMENT ADJUSTMENT TO 30% OF A PARCEL ZONED RESIDENTIAL WITHIN THE NATURAL RESOURCES DISTRICT; to prohibit townhouses in the R1 District under NRD Natural Resource District regulations; and generally relating to zoning.

By the Council, February 21, 2023

Introduced, read first time, ordered posted and public hearing scheduled:

on: March 21, 2023

at: 6:30 PM

By Order: *Mylia A. Dixon* Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on March 21, 2023, and concluded on March 21, 2023.

Mylia A. Dixon, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

**BILL NO. 23-006
AS AMENDED**

**BILL NO. 23-006
AS AMENDED**

1 Section 1. Be It Enacted By The County Council of Harford County, Maryland, that Subsection F,
2 Development adjustment, of Section 267-62, NRD Natural Resource District, of Article VII, District
3 Regulations, of Part I, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended;
4 be, and it is hereby, repealed and re-enacted, with amendments, to read as follows:

5 **Chapter 267. Zoning**

6 **Part I, Standards**

7 **Article VII. District Regulations**

8 **§ 267-62. NRD Natural Resource District.**

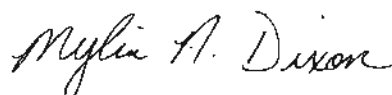
9 F. Development adjustment. If more than [25%] 30% of a parcel zoned residential is within this
10 district, or is included as a habitat protection area within the Chesapeake Bay Critical Area, the
11 housing types and design requirements, excluding gross density, of the next most dense residential
12 district shall apply, provided that sensitive environmental features on the site are protected. [In the R1
13 District, townhouses shall not exceed 50% of the total number of units proposed, the total open space
14 shall not be less than 50% of the site and the variation in townhouse and multiplex width as provided
15 in § 267-55c(2)(k) shall not apply] IN NO EVENT, HOWEVER, SHALL TOWNHOUSES BE
16 PERMITTED IN THE R1 DISTRICT .

17 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date
18 it becomes law.

19
20

EFFECTIVE: June 5, 2023

*The Council Administrator does hereby certify that
seven (7) copies of this Bill are immediately available for
distribution to the public and the press.*



Council Administrator