

Office of the County Auditor
Auditor's Analysis

Council Bill No. 16-2024 (ZRA 206)

Introduced: April 1, 2024

Auditor: Diane Zagorski-Kelly

Fiscal Impact:

The fiscal impact of this legislation is unknown, as we cannot predict future development decisions of residential property owners.

According to the State Department of Assessments and Taxation (SDAT), real property values are reassessed when accessory structures are added to residential properties.

Purpose:

Council Bill 16-2024 amends the Howard County Zoning Regulations to allow additional square footage for detached accessory structures on residential properties in the RC and RR zoning districts as follows:

- An additional 500 square feet for a lot which is 3 acres or greater but less than 4 acres, provided the structure is no larger than 2,500 square feet
- An additional 500 square feet per acre for lots 4 acres or greater, provided the structure is no larger than 5,000 square feet

Other Comments:

The Planning Board did not recommend approval of the Zoning Regulation Amendment as originally proposed. Alternative language was added in Council Bill 16-2024 that limits the size of an accessory structure to no more than 5,000 square feet.

The Department of Planning and Zoning identified 5,380 properties that would potentially be impacted by this amendment.