



# HARFORD COUNTY, MARYLAND

## Office of the County Auditor

### FISCAL IMPACT NOTE

**Bill Number:**

23-011, As Amended

Apartments – B3 General  
Business District

**Sponsor:**

Council President Vincenti  
at the request of the  
County Executive

**Estimated Fiscal Impact:**

Unknown

**Additional Information:**

Version: 02  
based on bill with  
amendments introduced  
06/06/2023

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Inquiries may be directed  
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**Summary of Legislation**

AN ACT to repeal and reenact, with amendments: Section 267-74, Garden and mid-rise apartment dwellings (GMA) of Article VIII, Design Standards for Special Developments; and Section 267-88, Specific standards, Subsection F, Residential uses of Article IX, Special Exceptions; and the Permitted Uses Chart under Section 267-50 to remove “garden apartments” and “high-rise apartments” as permitted uses in the B3 General Business District unless appropriately integrated into a plan for mixed use development as permitted pursuant to Section 267-76; and to repeal and reenact, with amendments, Design Requirements Table 59-3 to eliminate the row labeled “apartments” from the table; all such amendments being related to the development of apartments within the B3 General Business District and made to generally prohibit the development of apartments within B3 General Business District unless being undertake pursuant to an approved mixed use development plan; all as generally relating to zoning.

The bill will take effect 60 days after it is adopted.

**Fiscal Analysis**

This bill, if adopted, would remove garden apartments and high-rise apartments as permitted uses within the B3 General Business District, unless integrated into a plan for mixed use development.

Zoning changes may impact individual property owners. In accordance with §31-6 of the County Code, a Council Member may request a fiscal impact note for zoning matters from the Director of Planning and Zoning. Accordingly, we have not determined the fiscal impact of this legislation. A fiscal note request should allow the Department at least four weeks to prepare the note.

Proposed amendments change where/when these apartments would be allowed. The fiscal impact, if any, of the proposed amendments has not been determined.