

Introduced 02.02.2026  
Public Hearing 02.17.2026  
Council Action 03.02.2026  
Executive Action 03.05.2026  
Effective Date 05.05.2026

## County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 2

### Bill No. 14 -2026 (ZRA-214)

**Introduced by:** The Chairperson on behalf of Yale Presbyterian Church, Inc.

**SHORT TITLE:** Age Restricted Adult Housing Apartments – New Conditional Use

**AN ACT** amending Section 131.0.N of the Howard County Zoning Regulations to add a new Conditional Use category, “Age Restricted Adult Housing Apartments, Commercial Transition” allowed in the PGCC, R-20, R-12, R-SC, and R-SA-8 zoning districts, provided that the property adjoins a B-1 Zone and is within 1,000 feet of the intersection of two arterial roads; add additional Conditional use criteria; and generally related to Conditional Uses.

Introduced and read first time Feb 2, 2026. Ordered posted and hearing scheduled.  
By order Michelle Harrod  
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on Feb 17, 2026.

By order Michelle Harrod  
Michelle Harrod, Administrator

This Bill was read the third time on Mar 2, 2026 and Passed , Passed with amendments , Failed .

By order Michelle Harrod  
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 3 day of March, 2026 at 5<sup>00</sup> a.m./p.m.

By order Michelle Harrod  
Michelle Harrod, Administrator

Approved by the County Executive March 5, 2026

Calvin Ball  
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard  
2 County Zoning Regulations are amended as follows:

3 By amending

4 Section 131.0. - "Conditional Uses"

5 Subsection N. - "Conditional Uses and Permissible Zoning Districts"

6 Conditional Use Table

7  
8 By adding:

9 Section 131.0. - "Conditional Uses"

10 Subsection N. - "Conditional Uses and Permissible Zoning Districts"

11 Number 1. - "Age-Restricted Adult Housing"

12 New Paragraph d. – "Age-Restricted Adult Housing  
13 Apartments, Commercial Transition"

14  
15 **Howard County Zoning Regulations**

16 **Section 131.0 – Conditional Uses**

17 **N. Conditional Uses and Permissible Zoning Districts**

18 1. Age-restricted Adult Housing

19 D. AGE-RESTRICTED ADULT HOUSING APARTMENTS, COMMERCIAL TRANSITION.

20 A CONDITIONAL USE MAY BE GRANTED IN THE PGCC, R-20, R-12, R-SC, AND R-SA-8  
21 DISTRICTS FOR AGE-RESTRICTED ADULT HOUSING APARTMENTS, PROVIDED THAT:

22  
23 (1) THE SUBJECT PROPERTY ADJOINS A B-1 ZONING DISTRICT AND IS WITHIN 1,000 FEET OF  
24 THE INTERSECTION OF TWO ARTERIAL ROADS;

25 (2) SITE DESIGN AND LANDSCAPING MUST PROVIDE A TRANSITION FROM ADJOINING  
26 COMMERCIAL DEVELOPMENT AND SURROUNDING RESIDENTIAL. TO ACHIEVE THIS:

27 A. PETITIONER SHALL PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN AGE-  
28 RESTRICTED ADULT APARTMENTS, ADJOINING COMMERCIAL, AND SURROUNDING  
29 RESIDENTIAL DEVELOPMENT;

30 B. GRADING AND ALL LANDSCAPING SHALL RETAIN AND ENHANCE ELEMENTS THAT  
31 ALLOW THE SITE TO BLEND AND BE COMPATIBLE WITH SURROUNDING USES;

1 C. THE PROJECT SHALL BE COMPATIBLE AS TRANSITIONAL STRUCTURES BETWEEN  
2 COMMERCIAL AND RESIDENTIAL DEVELOPMENT BY PROVIDING EITHER:

- 3 I. AN ARCHITECTURAL TRANSITION WITH BUILDINGS NEAR THE PERIMETER  
4 THAT ARE SIMILAR TO NEIGHBORING DWELLINGS IN MATERIALS AND  
5 ARCHITECTURAL DETAIL AS DEMONSTRATED BY ARCHITECTURAL  
6 ELEVATIONS OR RENDERINGS SUBMITTED WITH THE PETITION, OR  
7 II. ADDITIONAL BUFFERING ALONG THE PERIMETER OF THE SITE, THROUGH  
8 RETENTION OF EXISTING FOREST OR LANDSCAPING, ENHANCED  
9 LANDSCAPING, BERMS OR INCREASED SETBACKS.

10 (3) THE FOLLOWING CRITERIA SHALL BE MET:

- 11 A. NO MORE THAN 20 UNITS PERMITTED PER NET ACRE;  
12 B. THE APARTMENT UNITS ARE LIMITED TO AGE-RESTRICTED ADULT HOUSING. THE  
13 PETITION MUST INCLUDE COPIES OF PROPOSED DEED RESTRICTIONS OR COVENANTS  
14 THAT ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE DEFINITION OF  
15 AGE-RESTRICTED ADULT HOUSING WILL BE IMPLEMENTED AND MAINTAINED;  
16 C. THE DWELLINGS WILL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE  
17 DEPARTMENT OF PLANNING AND ZONING GUIDELINES THAT IDENTIFY REQUIRED,  
18 RECOMMENDED, AND OPTIONAL FEATURES. THE PETITION SHALL INCLUDE  
19 DESCRIPTIONS OF THE DESIGN FEATURES OF PROPOSED DWELLINGS TO  
20 DEMONSTRATE THEIR APPROPRIATENESS FOR THE AGE-RESTRICTED POPULATIONS.  
21 THE MATERIALS SUBMITTED SHALL INDICATE HOW UNIVERSAL DESIGN FEATURES  
22 WILL BE USED TO MAKE INDIVIDUAL DWELLINGS ADAPTABLE TO PERSONS WITH  
23 MOBILITY OR FUNCTIONAL LIMITATIONS AND HOW THE DESIGN WILL PROVIDE  
24 ACCESSIBLE ROUTES BETWEEN DRIVEWAYS, SIDEWALKS, COMMON AREAS AND  
25 DWELLING UNITS;  
26 D. THE DEVELOPMENT HAS FRONTAGE ON AND DIRECT ACCESS TO A PUBLIC ROAD;  
27 AND  
28 E. THE MINIMUM LOT SIZE IS EIGHT ~~NET~~ GROSS ACRES.

29 4) THE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING BULK REQUIREMENTS:

30 A. MAXIMUM HEIGHT:

- 31 I. PRINCIPAL STRUCTURES .....50 FEET

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II. ACCESSORY STRUCTURES .....15 FEET

B. MINIMUM STRUCTURE ~~AND USE~~ SETBACK FROM PERIMETER OF DEVELOPMENT:

I. FROM PUBLIC STREET RIGHT-OF-WAY ....40 FEET

II. FROM ~~RC, RR,~~ PGCC, R-20 ~~OR R-SC~~, R-12, R-SC, OR R-SA-8

DISTRICTS, THE SETBACK APPLICABLE IN THE UNDERLYING ZONING DISTRICT

III. FROM ZONING DISTRICTS OTHER THAN ~~RC, RR,~~ PGCC, R-20 ~~OR R-SC~~,

R-12, R-SC, OR R-SA-8 .....20 FEET

C. MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY FOR UNITS WITH GARAGES....20 FEET

D. MINIMUM STRUCTURE SETBACK FROM LOT LINES:

I. SIDE .....10 FEET

EXCEPT ZERO LOT LINE DWELLINGS .....0 FEET

A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES

II. REAR .....~~10~~20 FEET

E. MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES .....10 FEET

5) AT LEAST 35% OF THE NET SITE AREA SHALL BE OPEN SPACE OR OPEN AREA IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE OPEN SPACE OR OPEN AREA SHALL PROVIDE AMENITIES SUCH AS PATHWAYS, SEATING AREAS AND OUTDOOR RECREATION AREAS FOR THE RESIDENTS, AND SHALL BE PROTECTIVE OF NATURAL FEATURES.

6) ACCESSORY USES MAY INCLUDE SOCIAL, RECREATIONAL, EDUCATIONAL, HOUSEKEEPING, SECURITY, TRANSPORTATION OR PERSONAL SERVICES, PROVIDED THAT THE USE OF THESE SERVICES IS LIMITED TO ON-SITE RESIDENTS AND THEIR GUESTS.

7) AT LEAST 15% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS.

8) AT LEAST ONE ON-SITE COMMUNITY BUILDING OR INTERIOR COMMUNITY SPACE SHALL BE PROVIDED THAT CONTAINS A MINIMUM OF:

A. 20 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT, FOR THE 6 FIRST 99 UNITS WITH A MINIMUM AREA OF 500 SQUARE FEET, AND

B. 10 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT FOR EACH 8 ADDITIONAL UNIT ABOVE 99.

1 9) THE CONDITIONAL USE PLAN AND THE ARCHITECTURAL DESIGN OF THE BUILDING(S)  
2 SHALL HAVE BEEN REVIEWED BY THE DESIGN ADVISORY PANEL, IN ACCORDANCE WITH  
3 TITLE 16, SUBTITLE 15 OF THE HOWARD COUNTY CODE, PRIOR TO THE SUBMISSION OF THE  
4 CONDITIONAL USE PETITION TO THE DEPARTMENT OF PLANNING AND ZONING. THE  
5 PETITIONER SHALL PROVIDE DOCUMENTATION WITH THE PETITION TO SHOW COMPLIANCE  
6 WITH THIS CRITERION.

7  
8 ***Section 2. And Be It Further Enacted*** by the County Council of Howard County, Maryland that  
9 *the publisher of the Howard County Zoning Regulations is authorized hereby to amend the*  
10 *Conditional Uses and Permissible Zoning Districts chart attached to Section 131.0.N of the*  
11 *Zoning Regulations in order to reflect this substantive change made by this Act.*

12  
13 ***Section 3. And Be It Further Enacted*** by the County Council of Howard County, Maryland that  
14 *this Act shall become effective 61 days after its enactment.*

**Amendment 1 to Council Bill No. 14 - 2026**

**BY:** Opel Jones  
David Yungmann  
Christiana Rigby

**Legislative Day 4**  
**Date: March 2, 2026**

**Amendment No. 1**

*(This Amendment changes the proposed language regarding minimum lot size for Age-Restricted Adult Housing Apartments, Commercial Transition from 8 net acres to 8 gross acres and makes technical corrections to the proposed language regarding minimum setbacks.)*

- 1 On page 2, in line 28, strike “NET” and substitute “GROSS”.
- 2
- 3 On page 3, in line 2, after “STRUCTURE”, strike “AND USE”.
- 4
- 5 On page 3, in line 4, after “FROM”, strike “RC, RR,”. In the same line, after “R-20”, strike “OR R-
- 6 SC” and substitute “R-12, R-SC, OR R-SA-8”.
- 7
- 8 On page 3, in line 6, after “THAN”, strike ““RC, RR”.
- 9
- 10 On page 3, in lines 6-7, after “R-20”, strike “OR R-SC” and substitute “R-12, R-SC, OR R-SA-8”.
- 11
- 12 On page 3, in line 14, strike “10” and substitute “20”.

I certify that this a true copy of  
Am 1 to CB14-2026  
passed on March 2, 2026  
Michelle Anderson  
Council Administrator



**Howard County Maryland**  
**Department of Planning and Zoning** (410) 313-2350  
3430 Courthouse Drive, Ellicott City, MD 21043 www.howardcountymd.gov

DPZ Office Use only:  
Case No. ZRA 214  
Date Filed 5/29/2025

## Zoning Regulation Amendment Petition

### Zoning Regulation Amendment Request:

The ZRA would create a new conditional use to allow Age-Restricted Adult Housing apartments in the R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, and R-H-ED provided that the property adjoins a B-1 zone and is within 1,000 feet of the intersection of two arterial roads. The conditional use would allow up to 20 units per acre and have a 15% MIHU requirement.

### Petitioner Information

Name: Woo Yong Jung  
Trading As: Yale Presbyterian Church, Inc  
Address: 4852 Montgomery Road, Ellicott City, MD, 21043  
Phone: 4436300507  
Email: ephriamjung@hotmail.com  
Petitioner's Interest in the Property: Sole Owner



### Representative Information

Name: Tom Coale  
Address: 54 State Circle, Annapolis, MD, 21401  
Phone: 4436300507  
Email: tom@perryjacobson.com  
Profession: Attorney

### Property Information

Property Address: 4852 Montgomery Road, Ellicott City, MD, 21043  
Total Site Area: 8.6 acres Use Area (if different): Tax Map: 31 Grid: 7 Parcel: 310  
County Council District: 2 Zoning District: R-20  
Subdivision Name: SDP #:

### **Zoning Regulation Amendment Information**

**Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed:**

While Howard County has experienced the growth of age-restricted adult housing units in response to development restraints on market rate units with school-aged children, there has been a notable absence of such units in the form of apartments. Similarly, there have been almost no new age-restricted adult units built for rent. The absence of rental units limits the availability of age-restricted adult housing for renter households or seniors who do not have the capital to purchase a new unit. While higher density zones allow age-restricted adult housing apartments, the market demand for market rate apartments makes it unlikely such parcels would be developed for senior housing. Petitioner is proposing that those parcels of land that adjoin medium intensity commercial districts (B-1) that are also proximal to the intersection of arterial roads may be allowed to petition for a higher density ARAH conditional use that would allow up to 20 units per acre. The neighborhoods in which this form of conditional use would be allowed would already be attuned to the development intensity of the commercially zoned district and the neighboring intersection such that the apartment buildings would provide a transition to surrounding residential zones.

**The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of "...preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.0.A.**

Howard County is aging. In 2010, the median age was 34.7 years, while in 2019, it was 37.8 years. Between 2010 and 2022, the population of people aged 65 and older in Howard County increased by 75.8%, while the 0 to 4 age group grew by only 3%. Without viable and affordable options for seniors to downsize, they will continue to live in homes that are bigger than they need and too expensive to maintain on fixed incomes. The proposed Amendment will preserve and promote the health, safety and welfare of the community by addressing the complete dearth of apartments dedicated exclusively to those 65 years of age and older. This Amendment will also revitalize lagging commercial sectors by providing walkable connectivity between new senior apartments and existing retail commercial.

**Does the amendment, or do the amendments, have the potential of affecting the development of more than one property, yes or no? If yes, and the number of properties is less than or equal to 12, explain the impact on all properties affected by providing a detailed analysis of all the properties based upon the nature of the changes proposed in the amendment(s). If the number of properties is greater than 12, explain the impact in general terms.**

The amendment would affect all parcels adjoining B-1 zones within 1,000 feet of the intersection of two arterial roads. Petitioner does not have the resources available to indicate whether this would affect more than 12 parcels, but believe the number of affected parcels would be small in number. Moreover, any parcel impacted by the amendment would need to apply for a conditional use in order to develop under the proposed amendment.

**Provide the address, Tax Map, and Parcel Number for any parcel of land known to be affected by the amendment(s) that the Petitioner owns or has a legal or equitable interest in.**

See above.

### **Zoning Regulation Amendment Criteria**

**The compatibility, including potential adverse impacts and consequences, of the proposed zoning regulation amendment with the existing and potential land uses of the surrounding areas and within the same zoning district.**

This amendment is not only compatible with surrounding uses, but would be beneficial to existing commercial and provide walkable connected housing for aging seniors.

**The properties to which the zoning regulation amendment could apply and, if feasible, a map of the impacted properties.**

See above.

**Conflicts in the Howard County Zoning Regulations as a result of the zoning regulation amendment.**

None.

**The compatibility of the proposed zoning regulation amendment with the policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.**

HoCo By Design explicitly supports, and is in harmony with, this proposed Zoning Regulation. DN-12 Policy Statement recommends that lawmakers “[p]rovide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.” The General Plan then offers the following Implementing Actions:

1. Use zoning tools and incentives that increase the supply of missing middle housing and accessory dwelling units, as identified in Policy Statements DN-1 and DN-2.
2. Provide flexibility in the Zoning Regulations and the Subdivision and Land Development Regulations for adult group homes/communal living and for accessibility modifications for persons with disabilities who wish to live independently or older adults who wish to age in place or downsize and age in their community at affordable price points.
3. Encourage Age-Restricted Adult Housing (ARAH) developments to build small- to medium-scale housing units to include apartments, condominiums, townhomes, and missing middle housing types that allow seniors to downsize and are affordable to low- and moderate-income households. Evaluate if current ARAH Zoning Regulations allow sufficient density increases to incentivize missing middle housing types, such as cottage clusters, duplexes, and multiplexes.

HoCo By Design at Chapter 6: Dynamic Neighborhoods DN-62 (emphasis added). The General Plan also supports the co-location of senior housing with accessible retail commercial development: According to the Age-Friendly Howard County Initiative and AARP, age-friendly communities are “safe and secure, have affordable and appropriate housing and transportation options, and offer supportive community features and services.” There should be sidewalks with safe crossable streets for pedestrians, dedicated bicycle lanes, and public transit options.

Id. at DN-59.

As demonstrated above, the General Plan strongly supports providing ARAH apartments in close proximity to retail commercial with walkable connectivity between the properties. The proposed ZRA creates additional modalities of senior housing not available in most zones under the existing conditional use and requires such developments demonstrate pedestrian connectivity between the ARAH development and surrounding commercial.

**If the zoning regulation text amendment would impact eight (8) parcels of land or less:**

- (i) A list of those impacted parcels;
- (ii) The address of each impacted parcel;
- (iii) The ownership of each impacted parcel; and
- (iv) The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.

See above.

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**Signatures**

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature Signed by: 정우용 Date 6/8/2025

Property Owner's Signature Signed by: 정우용 Date 6/8/2025  
A00270214BDC480...  
Wooyongjung

Process information and submittal requirements can be found on the [ProjectDox website](#)

**Petitioner's Proposed Text  
ARAH Commercial Transition ZRA**

**Amend Section 131.0.N.1. to add:**

**d. Age-Restricted Adult Apartments, Commercial Transition**

A Conditional Use may be granted in the R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, and R-H-ED for age-restricted adult apartments, provided that:

- (1) Subject property adjoins a B-1 zoning district and is within 1,000 feet of the intersection of two collector roads;
- (2) Site design and landscaping must provide a transition from adjoining commercial development and surrounding residential. To achieve this:
  - (a) Petitioner shall provide pedestrian connectivity between Age-Restricted Adult Apartments, adjoining commercial, and surrounding residential development
  - (b) Grading and all landscaping shall retain and enhance elements that allow the site to blend and be compatible with surrounding uses.
  - (c) The project shall be compatible as transitional structures between commercial and residential development by providing either:
    - (i) An architectural transition with buildings near the perimeter that are similar to neighboring dwellings in materials and architectural detail as demonstrated by architectural elevations or renderings submitted with the petition, or
    - (ii) Additional buffering along the perimeter of the site, through retention of existing forest or landscaping, enhanced landscaping, berms or increased setbacks.
- (3) The following criteria shall be met:
  - (a) No more than 20 units permitted per gross acre.
  - (b) The apartment units are limited to age-restricted adult housing. The petition must include copies of proposed deed restrictions or covenants that establish how the age restrictions required under the definition of age-restricted adult housing will be implemented and maintained.
  - (c) The dwellings will incorporate universal design features from the Department of Planning and Zoning Guidelines that identify required, recommended, and optional features. The petition shall include descriptions of the design features of proposed dwellings to demonstrate their appropriateness for the age-restricted populations. The materials submitted shall indicate how universal design features will be used to make individual dwellings adaptable to persons with mobility or functional limitations and how the design will provide accessible routes between driveways, sidewalks, common areas and dwelling units.
  - (e) The development has frontage on and direct access to a public road.
  - (f) The minimum lot size is eight gross acres.
- (4) The development shall comply with the following bulk requirements:
  - (a) Maximum Height:
    - (i) Principal Structures .....50 feet
    - (ii) Accessory Structures ..... 15 feet

- (b) Minimum structure and use setback from perimeter of development:
  - (i) From public street right-of-way .....40 feet
  - (ii) From RC, RR, R-ED, PGCC, R-20 or R-SC Districts, the setback applicable in the underlying zoning district.
  - (iii) From Zoning districts other than RC, RR, R-ED, PGCC, R-20 or R-SC .....20 feet
- (c) Minimum structure setback from interior roadway or driveway for units with garages .....20 feet
  - (d) Minimum structure setback from lot lines:
    - (i) Side .....10 feet
      - Except zero lot line dwellings .....0 feet
      - A minimum of 10 feet must be provided between structures
    - (ii) Rear .....10 feet
  - (e) Minimum distance between principal structures .....10 feet
- (5) At least 35% of the gross site area shall be open space or open area in accordance with the Subdivision and Land Development Regulations. The open space or open area shall provide amenities such as pathways, seating areas and outdoor recreation areas for the residents, and shall be protective of natural features.
- (6) Accessory uses may include social, recreational, educational, housekeeping, security, transportation or personal services, provided that the use of these services is limited to on-site residents and their guests.
- (7) At least 15% of the dwellings units shall be Moderate Income Housing Units.
- (8) At least one on-site community building or interior community space shall be provided that contains a minimum of:
  - (a) 20 square feet of floor area per dwelling unit, for the first 99 units with a minimum area of 500 square feet, and
  - (b) 10 square feet of floor area per dwelling unit for each additional unit above 99.
- (9) The Conditional Use plan and the architectural design of the building(s) shall have been reviewed by the Design Advisory Panel, in accordance with Title 16, Subtitle 15 of the Howard County Code, prior to the submission of the Conditional Use petition to the Department of Planning and Zoning. The Petitioner shall provide documentation with the petition to show compliance with this criterion.

**SUPPLEMENT TO PETITION TO AMEND THE  
ZONING REGULATIONS OF HOWARD COUNTY**

Yale Presbyterian Church, Inc., Petitioner

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The proposed ZRA would create a special category for age-restricted adult housing apartments for those parcels that adjoin commercially zoned properties. There are two strong policy bases for this proposal. First, Howard County is experiencing a housing crisis that acutely impacts seniors. The existing age-restricted adult housing conditional use in the R-ED, PGCC, and R-20 only allows density up to five units per acre, which precludes apartments. The second rationale is that retail commercial continues to struggle in the context of online retailers. Providing seniors with walkable access to retail commercial will serve the dual purposes of increasing the value and performance of commercial property while enhancing the quality of life for seniors who may otherwise experience isolation.

A brief statement concerning the reasons for the requested amendment to the Zoning Regulations are as follows:

**4. Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed.**

While Howard County has experienced the growth of age-restricted adult housing units in response to development restraints on market rate units with school-aged children, there has been a notable absence of such units in the form of apartments. Similarly, there have been almost no new age-restricted adult units built for rent. The absence of rental units limits the availability of age-restricted adult housing for renter households or seniors who do not have the capital to purchase a new unit. While higher density zones allow age-restricted adult housing apartments, the market demand for market rate apartments makes it unlikely such parcels would be developed for senior housing. Petitioner is proposing that those parcels of land that adjoin medium intensity commercial districts (B-1) that are also proximal to the intersection of arterial roads may be allowed to petition for a higher density ARAH conditional use that would allow up to 20 units per acre. The neighborhoods in which this form of conditional use would be allowed would already be

attuned to the development intensity of the commercially zoned district and the neighboring intersection such that the apartment buildings would provide a transition to surrounding residential zones.

5. **Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with the current General Plan for Howard County.**

HoCo By Design explicitly supports, and is in harmony with, this proposed Zoning Regulation. DN-12 Policy Statement recommends that lawmakers “[p]rovide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.” The General Plan then offers the following Implementing Actions:

1. Use zoning tools and incentives that increase the supply of missing middle housing and accessory dwelling units, as identified in Policy Statements DN-1 and DN-2.
2. Provide flexibility in the Zoning Regulations and the Subdivision and Land Development Regulations for adult group homes/communal living and for accessibility modifications for persons with disabilities who wish to live independently or older adults who wish to age in place or downsize and age in their community at affordable price points.
3. Encourage Age-Restricted Adult Housing (ARAH) developments to build small- to medium-scale housing units to include apartments, condominiums, townhomes, and missing middle housing types that allow seniors to downsize and are affordable to low- and moderate-income households. *Evaluate if current ARAH Zoning Regulations allow sufficient density increases to incentivize missing middle housing types, such as cottage clusters, duplexes, and multiplexes.*

HoCo By Design at Chapter 6: Dynamic Neighborhoods DN-62 (*emphasis added*). The General Plan also supports the co-location of senior housing with accessible retail commercial development:

According to the Age-Friendly Howard County Initiative and AARP, age-friendly communities are “safe and secure, have affordable and appropriate housing and transportation options, and offer supportive community features and services.” There should be sidewalks with safe crossable streets for pedestrians, dedicated bicycle lanes, and public transit options.

*Id.* at DN-59.

As demonstrated above, the General Plan strongly supports providing ARAH apartments in close proximity to retail commercial with walkable connectivity between the properties. The proposed ZRA creates additional modalities of senior housing not available in most zones under the existing conditional

use and requires such developments demonstrate pedestrian connectivity between the ARAH development and surrounding commercial.

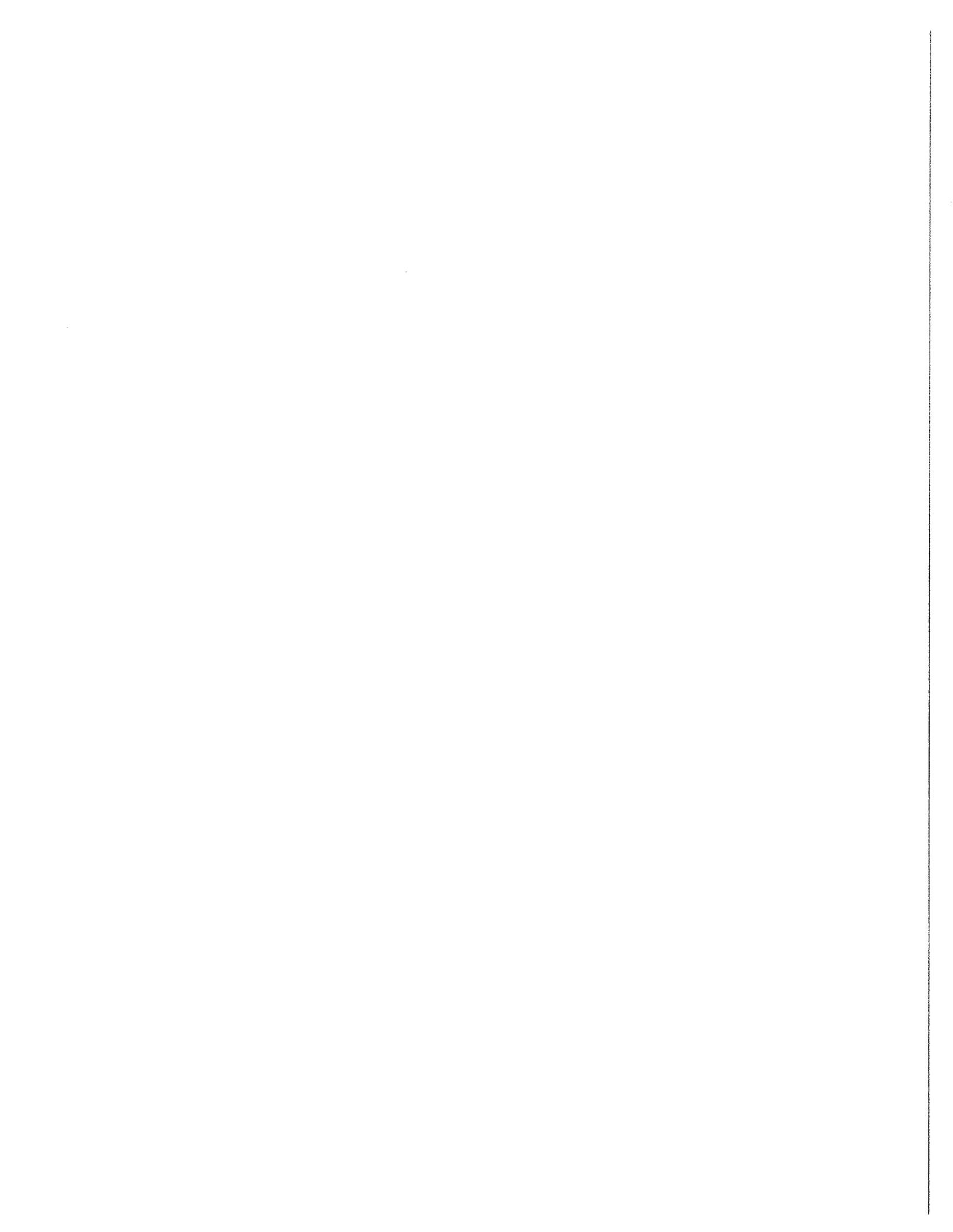
6. **The Legislative Intent of the Zoning Regulations in Section 100.A. expresses that the Zoning Regulations have the purpose of “...preserving and promoting the health, safety and welfare of the community.” Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.A.**

Howard County is aging. In 2010, the median age was 34.7 years, while in 2019, it was 37.8 years.<sup>1</sup> Between 2010 and 2022, the population of people aged 65 and older in Howard County increased by 75.8%, while the 0 to 4 age group grew by only 3%.<sup>2</sup> Without viable and affordable options for seniors to downsize, they will continue to live in homes that are bigger than they need and too expensive to maintain on fixed incomes. The proposed Amendment will preserve and promote the health, safety and welfare of the community by addressing the complete dearth of apartments dedicated exclusively to those 65 years of age and older. This Amendment will also revitalize lagging commercial sectors by providing walkable connectivity between new senior apartments and existing retail commercial.

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<sup>1</sup> <https://usafacts.org/data/topics/people-society/population-and-demographics/our-changing-population/state/maryland/county/howard-county/#:~:text=Census%20Bureau-How%20old%20is%20the%20population%20in%20Howard%20County?,3%25%20between%202010%20and%202022.>

<sup>2</sup> *Id.*





**Howard County Maryland**  
**Department of Planning and Zoning**  
3430 Courthouse Drive, Ellicott City, MD 21043

dpzzoning@howardcountymd.gov (410) 313-2350

## AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

### For Petitions to Amend the Zoning Regulations, Zoning Maps and Preliminary Develop Plans of Howard County

Zoning Matter: Yale Presbyterian Church, Inc., 4851 Montgomery Rd, Ellicott City, MD 21043 Case No. ZRA 214

#### AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS

As required by the Maryland Public Ethics Law Annotated Code of Maryland, General  
Provisions Article Sections 5-852 through 5-854

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852 MARK EACH PARAGRAPH AS  
APPLICABLE

1. I, Woo Yong Jung, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief  HAVE /  HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I  AM /  AM NOT currently **Engaging in Business** with an **Elected Official**.
2. I, the  **Applicant** or a  **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the  **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Rev. Woo Yong Jung

\_\_\_\_\_  
(Print Full Name)

DocuSigned by:

*Woo Yong Jung*

Ac027021480C400...

\_\_\_\_\_  
(Sign full name & indicate legal capacity, if applicable)

Senior Pastor

Yale Presbyterian Church, Inc.

7/19/2025

\_\_\_\_\_  
Date

Zoning Matter: \_\_\_\_\_

**DISCLOSURE OF CONTRIBUTION**

**As required by the Maryland Public Ethics Law Annotated Code of Maryland, General Provisions Article Sections 5-852 through 5-854**

**ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852**

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland is subject to a fine of not more than \$5,000. If the person is not an individual, each officer and partner who knowingly authorized or participated in the violation is subject to the same penalty.

**Applicant or Party of Record:** \_\_\_\_\_  
(Print Full Name)

**RECIPIENTS OF CONTRIBUTIONS:**

NAME	DATE	AMOUNT

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

\_\_\_\_\_  
(Print Full Name)

DocuSigned by:

*Woo Young Jung*

A00270214BDC100...

\_\_\_\_\_  
(Sign full name & indicate legal capacity, if applicable)

7/19/2025

\_\_\_\_\_  
Date

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at <https://howard-md-us.avolvecloud.com/ProjectDox/>

For more information or questions, contact DPZ at (410) 313-2350.





HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350  
Lynda D. Eisenberg, AICP, Director FAX 410-313-3467

## TECHNICAL STAFF REPORT

*Planning Board Meeting of November 20, 2025*

**Case No./Petitioner: ZRA-214 – Woo Yong Jung (Yale Presbyterian Church, Inc.)**

Request: To amend Section 131.0.N.1, Conditional Use for Age-Restricted Adult Housing, by creating a new commercial transition subcategory to allow Age-Restricted Adult Housing apartments within the R-ED, PGCC, R-20, R-12, R-SC, R-SA-8 and R-H-ED districts, provided that the property adjoins a B-1 zoned parcel and is within 1,000 feet of an intersection of two collector roads. This new subcategory would allow up to 20 units per acre and have a 15% MIHU requirement.

### **I. BACKGROUND AND HISTORY OF EXISTING ZONING REGULATIONS**

In 1988, Zoning Board case ZB-849R added “Housing for elderly and/or handicapped persons” to the Zoning Regulations as a special exception in seven residential districts: R, R-ED, R-20, R-12, R-SC, R-SA-8 and R-A-15. This use was created to incentivize development of housing for the elderly and/or handicapped persons through an increase in density above the base zone. The use allowed all dwelling unit types and was restricted to persons 60 years of age and older, or handicapped persons under the age of 60. The maximum allowed density was permitted to exceed the base zoning based on the assumption that this housing type would have less impact on public services such as schools and traffic due to the population’s age and smaller household size. The special exception allowed “housing for elderly and/or handicapped persons” to exceed the base zoning in R-ED and R-20 districts (2 dwelling units per acre) by 250% or 2.5 times (5 dwelling units per acre).

In 1993, the “Housing for elderly and/or handicapped persons” Special Exception was revised to require that “safe public road access” and “transportation to medical services, shopping areas, recreational and other community services” be available if not provided on-site. These requirements recognized the need for seniors to have access to goods and services via safe roads and through public transit service.

In 2001, ZRA-30 created and replaced the “Housing for elderly and/or handicapped persons” Special Exception category with the “Age-Restricted Adult Housing (ARAH)” Conditional Use category. The definition of Age-Restricted Adult Housing reduced the minimum age requirement from 60 to 55 and allowed persons less than 55 to live in the dwelling unit in certain situations.

In 2003, ZRA-42 amended Section 131.0.N.1 to change the minimum structure and use setbacks from the perimeter of the development as follows: (1) From the (then) current 30 feet to 40 feet for setbacks from an external right-of-way other than from an arterial or collector public street right-

of-way and (2) From the (then) current 75 feet for apartments, and from the (then) current 50 feet for setbacks for other uses from RC, RR, R-ED, R-20 or R-SC Districts to 40 feet if adjoining a parcel developed with multi-family or non-residential uses.

In 2005, Council Bill 2-2005 (implemented a portion of the 2003 Comprehensive Rezoning Plan) clarified provisions for Community Center minimum sizes, permitted Multi-plex units in the RC and RR districts, and limited projects with less than 50 dwelling units in the R-ED, R-20 and R-12 districts to detached, semi-detached, multi-plex and single family attached units only.

In 2019, ZRA-187 amended Section 131.0.N.1 to require Age-Restricted Adult Housing Conditional Uses with densities that exceed the base zoning district to have frontage on and direct access to a collector or arterial road.

In 2022, ZRA-200 amended Section 131.0.N.1 to allow Age-Restricted Adult Housing in the B-1 (Business: Local) Zoning District as a Conditional Use (Section 131.0), under certain conditions.

## II. DESCRIPTION OF PROPOSAL

This section contains a summary of the Petitioner's proposed amendment. The Petitioner's proposed amendment text is attached as Exhibit A.

The Petitioner states that the intent of the proposed amendment is to allow ARAH on properties adjacent to existing commercial uses. The amendment will allow for more housing opportunities for the County's senior population and eliminate blight/adverse impacts associated with dilapidated commercial properties.

### Sec. 131.0.N.1.

The section contains the requirements for the ARAH Conditional Use. It contains three (3) subsections. Subsection "a" pertains to General Age-Restricted Adult Housing, subsection "b" pertains to certain Multi-Plex Age-Restricted Adult Housing and subsection "c" pertains to certain Age-Restricted Adult Housing within B-1 zoned parcels.

The petitioner proposes adding a new subsection "d" to allow ARAH Apartments in the R-ED, PGCC, R-20, R-12, R-SC, R-SA-8 and R-H-ED zoning district, subject to the following criteria:

- 1) The subject property adjoins a B-1 zoning district and is within 1,000 feet of the intersection of two collector roads.
- 2) The development has frontage on and direct access to a public road
- 3) The minimum lot size is eight (8) gross acres
- 4) Site design and landscaping must provide a transition from adjoining commercial development and surrounding residential.
- 5) No more than 20 units permitted per gross acre.
- 6) The apartment units are limited to age-restricted adult housing
- 7) The dwellings will incorporate universal design features
- 8) At least 35% of the gross area shall be open space
- 9) At least 15% of the dwelling units shall be MIHU

- 10) Include a community building or designated community space
- 11) Accessory uses may include social, recreational, educational, housekeeping, security, transportation or personal services, provided that the use of these services is limited to on-site residents and their guests.
- 12) The Conditional Use plan and the architectural design of the building(s) shall have been reviewed by the Design Advisory Panel, in accordance with Title 16, Subtitle 15 of the Howard County Code

### III. EVALUATION OF PROPOSAL

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-214 in accordance with Section 16.208.(d) of the Howard County Code.

**1. The compatibility, including potential adverse impacts and consequences, of the proposed Zoning Regulation Amendment with the existing and potential uses of the surrounding areas and within the same zoning district.**

This amendment allows ARAH on properties that are adjacent to commercial areas. Therefore, it is unlikely to result in adverse impacts, since the adjacent uses are similar or more intense.

**2. The properties to which the Zoning Regulation Amendment could apply and, if feasible, a map of the impacted properties.**

The Petitioner has an interest in 4852 & 4862 Montgomery Road, depicted by the map shown in Attachment A. However, this ZRA will apply to the R-ED, PGCC, R-20, R-12, R-SC, R-SA-8 and R-H-ED districts, provided that the Property adjoins a B-1 zoned parcel and is within 1,000 feet of an intersection of two collector roads. The proposed Zoning Regulation Amendment could potentially impact at approximately 57 properties, depicted by the map shown in Attachment B.

**3. Conflicts in the Howard County Zoning Regulations as a result of the Zoning Regulation Amendment.**

The current ARAH general conditional use subcategory (Section 131.0.N.1.a) allows ARAH apartments, except in developments with less than 50 dwelling units. The density calculation uses *gross acres* for the proposed use rather than other ARAH categories which use *net acres* for calculating density. There is no stated minimum distance between apartment buildings as mentioned in other ARAH categories. There is no maximum length of buildings such as the typical 120 feet as mentioned in other ARAH categories. The chart depicted in Attachment C gives a comparison of the criteria found in the General Age-Restricted Adult Housing subcategory and the proposed new Age-Restricted Adult Housing subcategory.

**4. The compatibility of the proposed Zoning Regulation Amendment with the Policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.**

HoCo By Design supports the expansion of housing options for older adults through several relevant policies and implementing actions.

**DN-12 Policy Statement:**

- Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.
  - Implementing Actions:
    1. Provide flexibility in the Zoning Regulations and the Subdivision and Land Development Regulations for adult group homes/communal living and for accessibility modifications for persons with disabilities who wish to live independently or older adults who wish to age in place or downsize and age in their community at affordable price points.
    2. Encourage Age-Restricted Adult Housing developments to build small- to medium- scale housing units to include apartments, condominiums, townhomes, and missing middle housing types that allow seniors to downsize and are affordable to low- and moderate-income households.

The proposed ZRA directly supports these objectives by enabling higher-density ARAH apartments in residential zones adjacent to commercial districts, thereby increasing housing options for seniors who may prefer or require rental housing. The amendment also introduces a MIHU requirement, further advancing affordability goals.

**DN-13 Policy Statement:**

- Create greater opportunities for multi-generational neighborhoods, especially in character areas identified as activity centers.
  - Implementing Actions:
    1. Design new activity centers to accommodate the needs of various ages, abilities, and life stages. Ensure design of neighborhoods and their amenities provide accessibility using universal design guidelines with sidewalks, wayfinding, and safe connections.

HoCo By Design policies speak to creating greater opportunities for multi-generational neighborhoods, especially in activity centers. Although the impacted zoning districts are not necessarily within future activity centers, elements of multigenerational neighborhoods and universal design principles are important to consider in ARAH developments. Multi-generational neighborhoods “that offer a safe system of sidewalk connections to nearby convenience retail and services can help older adults with mobility issues maintain their independence longer while allowing all families to maintain healthy lifestyles.” (DN-61) As the proposed ZRA requires new commercial residential development, these developments will contribute to creating more multigenerational neighborhoods. Additionally, the proposed ZRA requires developments to incorporate universal design features from the Department of Planning and Zoning Guidelines.

Quality By Design Policy QBD-4 emphasize compatibility and orderly transitions between new development and existing neighborhoods.

**QBD-4 Policy Statement:**

- Develop context-sensitive design standards appropriate for various scales of infill development to effectively transition between larger developments and established uses.

- Implementing Actions:
  4. Assess existing land use and zoning policies for opportunities to incorporate best practice placemaking and urban design principles that create transitions between land uses and between the built and natural environments.

The proposed Conditional Use is limited to properties adjoining B-1 zones and near arterial intersections, which are already characterized by higher development intensity. This locational specificity supports orderly transitions between commercial and residential uses and aligns with the plan’s emphasis on context-sensitive infill.

Conclusion

The proposed ZRA is supported by policies in HoCo By Design. It advances stated goals for expanding housing options for older adults, increasing housing affordability through MIHU requirements, promoting walkable, age-friendly communities through the requirement of pedestrian connections to adjacent commercial and residential areas and context sensitive transitions (including architecture and landscape buffering elements) between infill and development and established uses.

Environmental Policies and Objectives

The proposed ZRA-214 is not in conflict with the environmental policies and objectives in HoCo By Design, the County’s General Plan. The proposed ZRA-214 would not change any development requirements for sensitive resource protection, stormwater management or forest conservation.

DocuSigned by:  
*Lynda Eisenberg* 11/4/2025

Lynda D. Eisenberg, AICP, Director      Date

**Exhibit A**

**Petitioner’s Proposed Text**

(CAPITALS indicate text to be added; text in [[brackets]] indicates text to be deleted.)

**Howard County Zoning Regulations.**

**Section 131.0. Conditional Uses**

**N. Conditional Uses and Permissible Zoning Districts**

**1. Age-Restricted Adult Housing**

**D. AGE-RESTRICTED ADULT HOUSING APARTMENTS, COMMERCIAL TRANSITION**

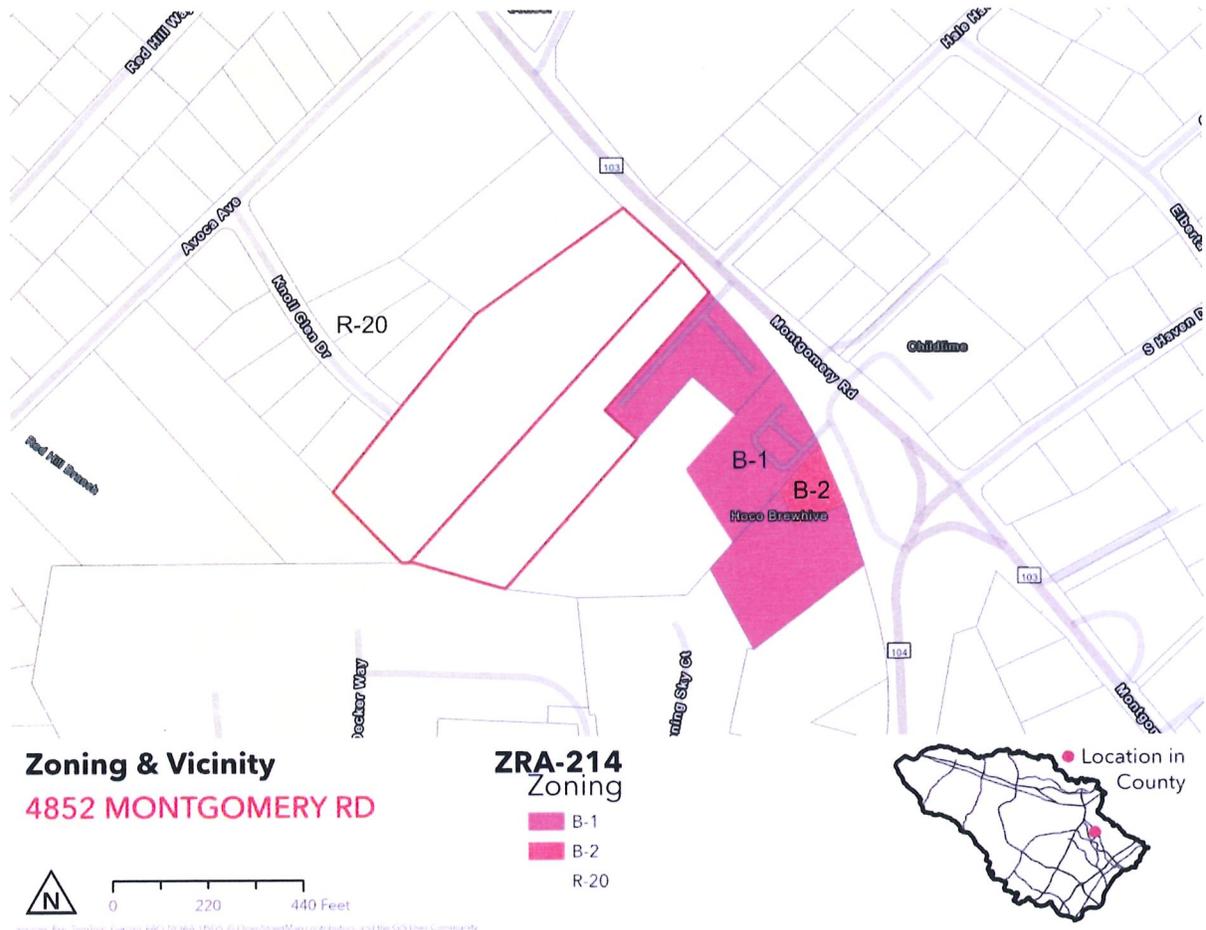
A CONDITIONAL USE MAY BE GRANTED IN THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, AND R-HE-D FOR AGE-RESTRICTED ADULT APARTMENTS, PROVIDED THAT:

- 1) SUBJECT PROPERTY ADJOINS A B-1 ZONING DISTRICT AND IS WITHIN 1,000 FEET OF THE INTERSECTION OF TWO COLLECTOR ROADS;
- 2) SITE DESIGN AND LANDSCAPING MUST PROVIDE A TRANSITION FROM ADJOINING COMMERCIAL DEVELOPMENT AND SURROUNDING RESIDENTIAL. TO ACHIEVE THIS:
  - a. PETITIONER SHALL PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN AGE-RESTRICTED ADULT APARTMENTS, ADJOINING COMMERCIAL, AND SURROUNDING RESIDENTIAL DEVELOPMENT
  - b. GRADING AND ALL LANDSCAPING SHALL RETAIN AND ENHANCE ELEMENTS THAT ALLOW THE SITE TO BLEND AND BE COMPATIBLE WITH SURROUNDING USES.
  - c. THE PROJECT SHALL BE COMPATIBLE AS TRANSITIONAL STRUCTURES BETWEEN COMMERCIAL AND RESIDENTIAL DEVELOPMENT BY PROVIDING EITHER:
    - i. AN ARCHITECTURAL TRANSITION WITH BUILDINGS NEAR THE PERIMETER THAT ARE SIMILAR TO NEIGHBORING DWELLINGS IN MATERIALS AND ARCHITECTURAL DETAIL AS DEMONSTRATED BY ARCHITECTURAL ELEVATIONS OR RENDERINGS SUBMITTED WITH THE PETITION, OR
    - ii. ADDITIONAL BUFFERING ALONG THE PERIMETER OF THE SITE, THROUGH RETENTION OF EXISTING FOREST OR LANDSCAPING, ENHANCED LANDSCAPING, BERMS OR INCREASED SETBACKS.
- 3) THE FOLLOWING CRITERIA SHALL BE MET:
  - a. NO MORE THAN 20 UNITS PERMITTED PER GROSS ACRE.
  - b. THE APARTMENT UNITS ARE LIMITED TO AGE-RESTRICTED ADULT HOUSING. THE PETITION MUST INCLUDE COPIES OF PROPOSED DEED RESTRICTIONS OR COVENANTS THAT ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE DEFINITION OF AGE-RESTRICTED ADULT HOUSING WILL BE IMPLEMENTED AND

- 1 MAINTAINED.
- 2 c. THE DWELLINGS WILL INCORPORATE UNIVERSAL DESIGN
- 3 FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING
- 4 GUIDELINES THAT IDENTIFY REQUIRED, RECOMMENDED, AND
- 5 OPTIONAL FEATURES. THE PETITION SHALL INCLUDE
- 6 DESCRIPTIONS OF THE DESIGN FEATURES OF PROPOSED
- 7 DWELLINGS TO DEMONSTRATE THEIR APPROPRIATENESS FOR THE
- 8 AGE-RESTRICTED POPULATIONS. THE MATERIALS SUBMITTED
- 9 SHALL INDICATE HOW UNIVERSAL DESIGN FEATURES WILL BE
- 10 USED TO MAKE INDIVIDUAL DWELLINGS ADAPTABLE TO PERSONS
- 11 WITH MOBILITY OR FUNCTIONAL LIMITATIONS AND HOW THE
- 12 DESIGN WILL PROVIDE ACCESSIBLE ROUTES BETWEEN
- 13 DRIVEWAYS, SIDEWALKS, COMMON AREAS AND DWELLING UNITS
- 14 d. THE DEVELOPMENT HAS FRONTAGE ON AND DIRECT ACCESS TO A
- 15 PUBLIC ROAD.
- 16 e. THE MINIMUM LOT SIZE IS EIGHT GROSS ACRES.
- 17 4) THE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING BULK
- 18 REQUIREMENTS:
- 19 a. MAXIMUM HEIGHT:
- 20 i. PRINCIPAL STRUCTURES .....50 FEET
- 21 ii. ACCESSORY STRUCTURES .....15 FEET
- 22 b. MINIMUM STRUCTURE AND USE SETBACK FROM PERIMETER OF
- 23 DEVELOPMENT:
- 24 i. FROM PUBLIC STREET RIGHT-OF-WAY ....40 FEET
- 25 ii. FROM RC, RR, R-ED, PGCC, R-20 OR R-SC DISTRICTS, THE
- 26 SETBACK APPLICABLE IN THE UNDERLYING ZONING
- 27 DISTRICT
- 28 iii. FROM ZONING DISTRICTS OTHER THAN RC, RR, R-ED, PGCC,
- 29 R-20 OR R-SC.....20 FEET
- 30 c. MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR
- 31 DRIVEWAY FOR UNITS WITH GARAGES....20 FEET
- 32 d. MINIMUM STRUCTURE SETBACK FROM LOT LINES:
- 33 i. SIDE .....10 FEET
- 34 EXCEPT ZERO LOT LINE DWELLINGS .....0 FEET
- 35 A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN
- 36 STRUCTURES
- 37 ii. REAR ..... 10 FEET
- 38 e. MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES .....10 FEET
- 39 5) AT LEAST 35% OF THE GROSS SITE AREA SHALL BE OPEN SPACE OR OPEN
- 40 AREA IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT
- 41 REGULATIONS. THE OPEN SPACE OR OPEN AREA SHALL PROVIDE
- 42 AMENITIES SUCH AS PATHWAYS, SEATING AREAS AND OUTDOOR
- 43 RECREATION AREAS FOR THE RESIDENTS, AND SHALL BE PROTECTIVE OF
- 44 NATURAL FEATURES.
- 45 6) ACCESSORY USES MAY INCLUDE SOCIAL, RECREATIONAL, EDUCATIONAL,
- 46 HOUSEKEEPING, SECURITY, TRANSPORTATION OR PERSONAL SERVICES,
- 47 PROVIDED THAT THE USE OF THESE SERVICES IS LIMITED TO ON-SITE
- 48 RESIDENTS AND THEIR GUESTS.

- 
- 1           7) AT LEAST 15% OF THE DWELLING UNITS SHALL BE MODERATE INCOME  
2           HOUSING UNITS.  
3           8) AT LEAST ONE ON-SITE COMMUNITY BUILDING OR INTERIOR COMMUNITY  
4           SPACE SHALL BE PROVIDED THAT CONTAINS A MINIMUM OF:  
5                 a. 20 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT, FOR THE  
6                 FIRST 99 UNITS WITH A MINIMUM AREA OF 500 SQUARE FEET, AND  
7                 b. 10 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT FOR EACH  
8                 ADDITIONAL UNIT ABOVE 99.  
9           9) THE CONDITIONAL USE PLAN AND THE ARCHITECTURAL DESIGN OF THE  
10           BUILDING(S) SHALL HAVE BEEN REVIEWED BY THE DESIGN ADVISORY  
11           PANEL, IN ACCORDANCE WITH TITLE 16, SUBTITLE 15 OF THE HOWARD  
12           COUNTY CODE, PRIOR TO THE SUBMISSION OF THE CONDITIONAL USE  
13           PETITION TO THE DEPARTMENT OF PLANNING AND ZONING. THE  
14           PETITIONER SHALL PROVIDE DOCUMENTATION WITH THE PETITION TO  
15           SHOW COMPLIANCE WITH THIS CRITERION.

### Attachment A

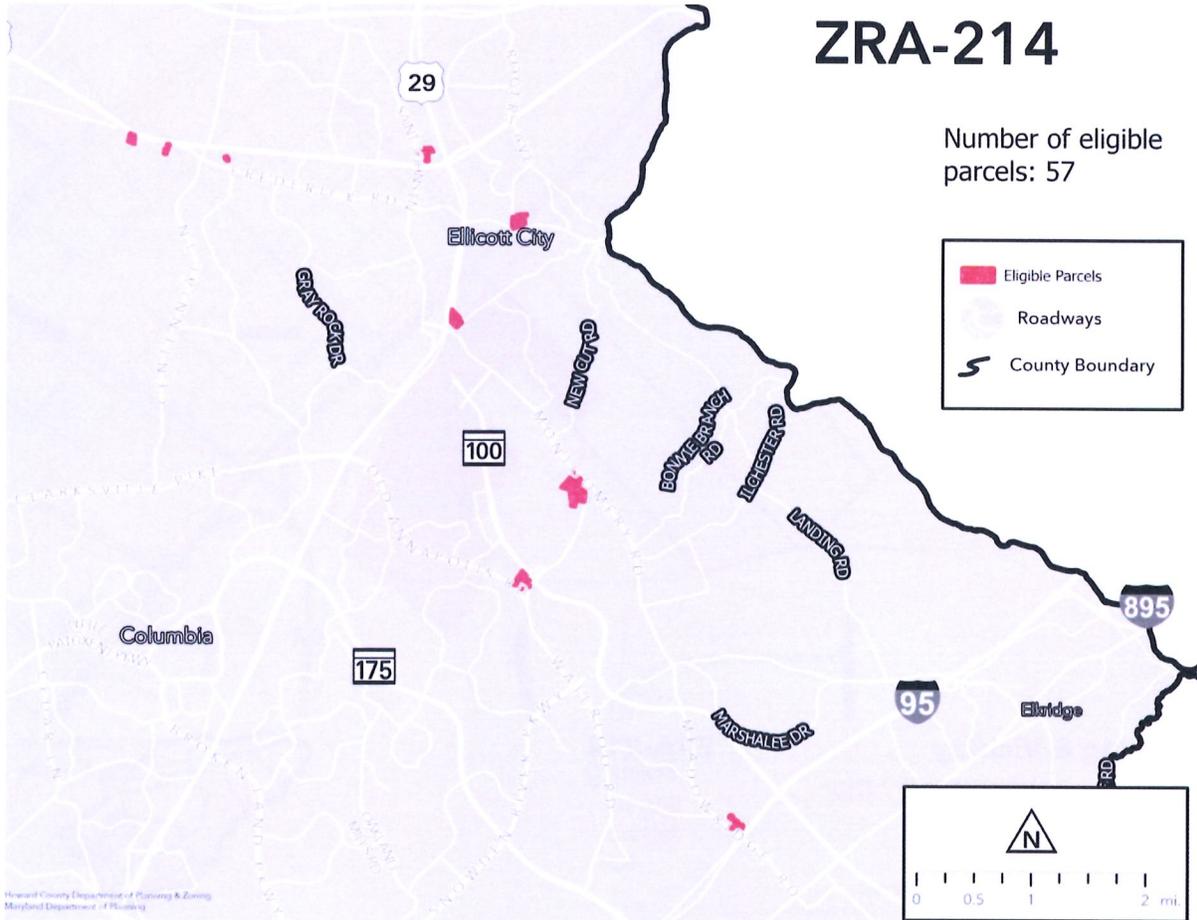


Source: Esri, TomTom, Garmin, HERE, DeLorme, © OpenStreetMap contributors, and the GIS User Community

### Attachment B

# ZRA-214

Number of eligible parcels: 57



**Attachment C**

<b>Category</b>	<b>Age-Restricted Adult Housing — General</b>	<b>Age-Restricted Adult Housing Apartments — Commercial Transition</b>
Zoning Districts	RC, RR, R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT.	R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-HE-D.
Minimum Number of Units	Minimum of 20 dwelling units in RC, RR, R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT.	Not specified.
Housing Types Allowed	Detached, semi-detached, multi-plex, attached, and apartment units. For developments <50 units in RC, RR, R-ED, R-20, R-12: apartments not permitted In RC and RR: only detached and semi-detached permitted.	Apartments only.
Density Limit (units/acre)	By district and project size (net acre): <ul style="list-style-type: none"> <li>• RC/RR: 1</li> <li>• R-ED/PGCC/R-20: 4 (20–49 units), 5 (50+)</li> <li>• R-12: 5 (20–49 units), 6 (50+ units)</li> <li>• R-SC: 7 (20–49 units), 8 (50+ units)</li> <li>• R-SA-8: 12</li> <li>• R-H-ED: 10</li> <li>• R-A-15: 25 R-APT: 35</li> </ul>	Max 20 units per gross acre.
Location /Access	If increased density, beyond base density, and as shown above, the site must have frontage on and direct access to a collector or arterial road.	Subject property must adjoin a B-1 zoning district and be within 1,000 feet of the intersection of two collector roads; development must have frontage on and direct access to a public road.
Compatibility	Landscape character must blend with adjacent residential. Grading/landscaping shall retain/enhance elements that allow blending.	Same requirement.
Transition Method	Provide either: (i) architectural transition (buildings near perimeter similar in scale/materials/details) or (ii) additional buffering (retained forest/enhanced landscaping/berms/increased setbacks).	Same requirement.
Pedestrian Connectivity	Not expressly required, though blending/compatibility standards apply.	Petitioner shall provide pedestrian connectivity between the apartments, adjoining commercial, and surrounding residential development.
Setback for Small Projects	For projects <50 units in RC, RR, R-ED, PGCC, R-20, R-12: street setbacks must match the adjacent residential setbacks.	Not specified.
Maximum Height	Apartments: 40 ft (except 55 ft in R-SA-8, R-A-15, R-APT). Other principal structures: 34 ft.	Principal structures: 50 ft. Accessory structures: 15 ft.

	Accessory: 15 ft.	
Perimeter Setbacks	Minimum 40 ft from public street right-of-way.	Same requirement.
Perimeter Setbacks	From residential lots in RC, RR, R-ED, PGCC, R-20, R-12, R-SC: <ul style="list-style-type: none"> <li>• Apartments 100 ft</li> <li>• Single-family attached 75 ft</li> <li>• Single-family detached/semi-detached/multi-plex 40 ft.</li> </ul> From open space, multi-family, or non-residential in RC, RR, R-ED, PGCC, R-20, R-12, R-SC: 30 ft. From other zoning districts: 20 ft. In B-1: structures 30 ft; parking/use 10 ft.	From RC, RR, R-ED, PGCC, R-20 or R-SC: the setback applicable in the underlying district applies. From other zoning districts: 20 ft.
Interior Roadway/Drive way Setback	20 ft.	20 ft.
Lot Line Setbacks	Side: 10 ft (0 ft for zero-lot-line dwellings) with a minimum 10 ft between structures Rear: 20 ft.	Side: 10 ft (0 ft for zero-lot-line dwellings) with a minimum 10 ft between structures Rear: 10 ft.
Minimum Distance Between Single-Family Dwellings	Face-to-face 30 ft Side-to-side 15 ft Face-to-side or rear-to-side 20 ft Fear-to-rear 40 ft Face-to-rear 100 ft.	Not specified
Minimum Distance: Apartment-to-Apartment / Apartment-to-Single-Family	Face-to-face 30 ft Side-to-side 15 ft Face-to-side or rear-to-side 30 ft Fear-to-rear 60 ft Face-to-rear 100 ft.	Minimum distance between principal structures: 10 ft.
Max Building Length	Apartment buildings and SFA groups may not exceed 120 ft; HA may approve up to 300 ft (R-SA-8, R-A-15, R-APT) or 200 ft (other districts) with mitigating design.	Not specified.
Minimum Lot Size	Not specified as a fixed minimum; governed via density and unit minimums.	8 gross acres.
Open Space Requirement	RC/RR/R-ED/PGCC: ≥50% of gross site R-20/R-12/R-SC: ≥35% R-SA-8/R-H-ED/R-A-15/R-APT: ≥25% Must provide amenities (pathways, seating, recreation) and protect natural features.	≥35% of gross site area Must provide amenities (pathways, seating, outdoor recreation) and protect natural features.
Accessory Uses (on-site residents/guests only)	Social, recreational, educational, housekeeping, security, transportation, personal services.	Same requirement.
Community Building / Interior Community Space	≥20 sq ft per dwelling unit for first 99 (min 500 sq ft) ≥10 sq ft per unit thereafter.	Same requirement.

Moderate Income Housing Units (MIHU)	At least 10% in RC, RR, R-ED, R-20, R-12, R-SC At least 15% in PGCC, R-SA-8, R-H-ED, R-A-15, R-APT.	At least 15% of dwelling units.
Age Restriction Enforcement	Petition must establish how age restrictions will be implemented/maintained; if not rental under single ownership, HOA/condo must enforce	Same requirement.
Universal Design	Incorporate DPZ Universal Design guidelines (required/recommended/optional). Demonstrate appropriateness for age-restricted population. Provide accessible routes between parking areas, sidewalks, dwelling units, and common areas.	Same requirement.
Loading/Trash Screening	Loading and trash storage areas must be adequately screened from view.	Not specified.
Phased Development	For phased projects, open space and accessory facilities must be provided each phase; provide schedule at approval.	Not specified.
Common Area Ownership/Main tenance	All open space, common areas, and improvements must be managed/maintained by a common entity (owner, condo association, HOA).	Not specified.
Grandfathering Provision	Pre-July 12, 2001, housing for the elderly special exceptions may convert to age-restricted adult housing with new covenants, without further HA review.	Not specified.
Design Advisory Panel (DAP) Review	DAP review required prior to submission of the Conditional Use petition.	Same requirement.



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

## Agency Comment Form

### Zoning Regulation Amendment

Date: August 19, 2025  
Use: Regulation Amendment  
Zoning: R-ED, PGCC, R-20, R- 12, R-SC, R-SA-8, and R-H-ED  
File No.: ZRA-214  
Petitioner: Woo Yong Jung (Yale Presbyterian Church, Inc)  
Property Address: 4852 Montgomery Road  
Map No: 31  
Parcel: 310 & 294  
Comments Due: August 22, 2025

#### **DCCP COMMENTS:**

##### **Request:**

ZRA-214 proposes to amend the Zoning Regulations to allow, as a conditional use, Age-Restricted Adult Housing apartments in the R-ED, PGCC, R-20, R- 12, R-SC, R-SA-8, and R-H-ED provided that the property adjoins a B-1 zone and is within 1,000 feet of the intersection of two arterial roads. The conditional use would allow up to 20 units per acre and have a 15% MIHU requirement.

#### **General Plan Evaluation**

HoCo By Design supports the expansion of housing options for older adults through several relevant policies and implementing actions.

##### DN-12 Policy Statement:

- Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.
  - Implementing Actions:
    1. Provide flexibility in the Zoning Regulations and the Subdivision and Land Development Regulations for adult group homes/communal living and for accessibility modifications for persons with disabilities who wish to live independently or older adults who wish to age in place or downsize and age in their community at affordable price points.
    2. Encourage Age-Restricted Adult Housing (ARAH) developments to build small- to medium-scale housing units to include apartments, condominiums, townhomes, and missing middle housing types that allow seniors to downsize and are affordable to low- and moderate-income households.

The proposed ZRA directly supports these objectives by enabling higher-density ARAH apartments in residential zones adjacent to commercial districts, thereby increasing housing options for seniors who may prefer or require rental housing. The amendment also introduces a MIHU requirement, further advancing affordability goals.

DN-13 Policy Statement:

- Create greater opportunities for multi-generational neighborhoods, especially in character areas identified as activity centers.
  - Implementing Actions:
    1. Design new activity centers to accommodate the needs of various ages, abilities, and life stages. Ensure design of neighborhoods and their amenities provide accessibility using universal design guidelines with sidewalks, wayfinding, and safe connections.

HoCo By Design policies speak to creating greater opportunities for multi-generational neighborhoods, especially in activity centers. Although the impacted zoning districts are not necessarily within future activity centers, elements of multigenerational neighborhoods and universal design principles are important to consider in ARAH developments. Multi-generational neighborhoods “that offer a safe system of sidewalk connections to nearby convenience retail and services can help older adults with mobility issues maintain their independence longer while allowing all families to maintain healthy lifestyles.” (DN-61) As the proposed ZRA requires new developments to provide pedestrian connections between the Age-Restricted Adult Apartments and adjoining commercial residential development, these developments will contribute to creating more multigenerational neighborhoods. Additionally, the proposed ZRA requires developments to incorporate universal design features from the Department of Planning and Zoning Guidelines.

Quality By Design Policy QBD-4 emphasizes compatibility and orderly transitions between new development and existing neighborhoods.

QBD-4 Policy Statement:

- Develop context-sensitive design standards appropriate for various scales of infill development to effectively transition between larger developments and established uses.
  - Implementing Actions:
    4. Assess existing land use and zoning policies for opportunities to incorporate best practice placemaking and urban design principles that create transitions between land uses and between the built and natural environments.

The proposed conditional use is limited to properties adjoining B-1 zones and near arterial intersections, which are already characterized by higher development intensity. This locational specificity supports orderly transitions between commercial and residential uses and aligns with the plan’s emphasis on context-sensitive infill.

**Conclusion**

The proposed ZRA is supported by policies in HoCo By Design. It advances stated goals for expanding housing options for older adults, increasing housing affordability through MIHU requirements, promoting walkable, age-friendly communities through the requirement of pedestrian connections to adjacent commercial and residential areas and context sensitive transitions (including architecture and landscape buffering elements) between infill development and established uses.



SIGNATURE



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

## Agency Comment Form Zoning Regulation Amendment

Date: August 5, 2025  
 Use: To add a new ARAH Conditional Use subsection category  
 Zoning: R-20  
 File No.: ZRA-214  
 Petitioner: Woo Yong Jung dba Yale Presbyterian Church, Inc.  
 Property Address: 4852 Montgomery Road  
 Map No: 31  
 Parcel: 310 and 294

ZONING REGULATION AMENDMENT CRITERIA BY AGENCY										
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Compatibility of the proposed ZRA with the policies and objectives of the HC General Plan.				x						
Protection of the environmental integrity as a result of the proposed zoning regulation amendment.	x	x	x		x	x				

Comments Due: August 22, 2025

COMMENTS: SHA will require review of improvement plans once designed. The frontage improvements must be designed to meet AASHTO/ SHA standards, including any necessary auxiliary lanes necessary due to trip generation/turning movements.

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Anish Thomas

SIGNATURE





# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Compatibility of the proposed ZRA with the policies and objectives of the HC General Plan.				x						
Protection of the environmental integrity as a result of the proposed zoning regulation amendment.	x	x	x		x	x				

Comments Due: August 22, 2025

COMMENTS: DLD does not have an objection to this proposed ZRA and does not believe the zoning regulation admendment would be incompatible to the protection of environmental integrity. Projects submitted under these new regulations will still be subject to the same protections afforded to environmental features in the Subdivison and Land Development Regulations.

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*Jill A. Manion*  
 \_\_\_\_\_  
 SIGNATURE



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

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CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD
Compatibility of the proposed ZRA with the policies and objectives of the HC General Plan.				x					
Protection of the environmental integrity as a result of the proposed zoning regulation amendment.	x	x	x		x	x			

Comments Due: August 22, 2025

COMMENTS: The Department of Recreation & Parks takes no exception of the requested Zoning Regulation Amendment

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SIGNATURE



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

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ZONING REGULATION AMENDMENT CRITERIA BY AGENCY										
CRITERIA	DLD	DED	RCD	DCCP	BEH	DRP	SHA	DILP	FD	
Compatibility of the proposed ZRA with the policies and objectives of the HC General Plan.				x						
Protection of the environmental integrity as a result of the proposed zoning regulation amendment.	x	x	x		x	x				

Comments Due: August 22, 2025

COMMENTS: The Resource Conservation Division (RCD) takes no exception to the requested Zoning Regulation Amendment.

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Eric Buschman 8/20/25  
SIGNATURE

1 **YALE PRESBYTERIAN CHURCH, INC.** \* **BEFORE THE**  
 2 **PETITIONER** \* **PLANNING BOARD OF**  
 3 **ZRA-214** \* **HOWARD COUNTY, MARYLAND**

4  
 5 \* \* \* \* \*  
 6

7 **MOTION:** **Recommend approval of ZRA-214.**

8 **ACTION:** *Approved with Amendments; Vote 5-0.*

9 \* \* \* \* \*  
 10

11 **RECOMMENDATION**

12 On November 20, 2025, the Planning Board of Howard County, Maryland, considered the petition of  
 13 Yale Presbyterian Church, Inc., the Petitioner, to amend Section 131.0.N.1 of the Zoning Regulations to create  
 14 a new Age-Restricted Adult Housing (ARAH) Conditional Use subcategory, *Age-Restricted Adult Housing*  
 15 *Apartments, Commercial Transition*, for parcels within the R-ED, PGCC, R-20, R-12, R-SC, R-SA-8 and R-H-  
 16 ED districts provided that the property adjoins a B-1 zoned parcel and is also within 1,000 feet of an intersection  
 17 of two arterial roads<sup>1</sup>.

18 The Planning Board considered the petition and the Department of Planning and Zoning’s (DPZ)  
 19 Technical Staff Report (TSR).

20 **Testimony**

21 Mr. Justin Tyler, Department of Planning and Zoning staff member, presented the proposed Zoning  
 22 Regulation Amendment (ZRA). Mr. Tyler explained the history of ARAH and how the use has evolved since  
 23 it was created in 1993. He listed the current zones that permit ARAH by right and by conditional use. Ms. Tyler  
 24 discussed the review criteria and explained that the proposed changes are not expected to produce adverse  
 25 impacts on the uses of the surrounding area. He discussed the properties to which the ZRA could apply and  
 26 shared a map of potentially impacted parcels. Mr. Tyler explained how this ZRA conditional use subcategory  
 27 criteria differs from the general ARAH conditional use subcategory criteria. Mr. Tyler discussed the  
 28 compatibility of the proposed ZRA with the policies of the General Plan, specifically the policies that support  
 29 affordable, accessible and adaptable housing options for older adults.  
 30

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<sup>1</sup> The Petitioner’s text amendment states 1,000 feet of an intersection of two collector roads. At the Planning Board meeting, the Petitioner noted a typographical error and confirmed that the Petitioner’s request is for 1,000 feet of an intersection of two arterial roads.

1 Mr. Tom Coale, the Petitioner's representative, presented the proposed ZRA on behalf of the Petitioner,  
2 Yale Presbyterian Church, Inc. He stated that the purpose of the ZRA is to utilize the site for future ARAH  
3 apartment housing. Mr. Coale explained that this ZRA will assist in providing affordable housing for seniors  
4 who do not have housing options for multi-family living that would include smaller units. He asserted that the  
5 current housing options for seniors are expensive villas that are for purchase and that this ZRA would address  
6 the current shortage of available affordable housing options and include a rental aspect as well. Mr. Coale  
7 explained the reasons why this ZRA conditional use subcategory criteria differs from the general ARAH  
8 conditional use subcategory criteria. He stated that this ZRA criteria focuses on integrated design features that  
9 provide pedestrian connectivity between commercial space and the ARAH units. Mr. Coale explained this ZRA  
10 does not include certain setback distances because variances cannot be granted to conditional use standards. He  
11 stated that the Design Advisory Panel (DAP) provides feedback on design guidelines, including building layout  
12 and architecture and urged the Board not to impose additional technical requirements. He stated that the  
13 proposed text was modelled after the Planned Office Research (POR) district in which ARAH developments  
14 are permitted with no maximum density and development is form based. He further explained that any future  
15 development would follow 20 units per acre and would be required to have a minimum lot size of 8 acres. Mr.  
16 Coale specified that there were no objections to changing the density calculations from using gross acres to net  
17 acres to be more in line with current County density calculations for ARAH Conditional Uses. He also indicated  
18 there was no objection to removing the R-ED zoning district from this ZRA. Mr. Coale explained the conditional  
19 use process and what is needed to get a conditional use approved.

20 Following Mr. Coales' testimony of the proposed amendment, Planning Board member Ms. Barbara  
21 Mosier asked to clarify if the eligibility requirement was to be within 1,000 feet of the intersection of two  
22 arterial or collector roads. Mr. Coale explained that the requirement was arterial roads and apologized for the  
23 typographical error in the proposed text that indicated collector roads. Mr. Coale explained the intent of using  
24 arterial roads is because these intersections typically include commercial and retail uses. Ms. Mosier also  
25 inquired about how this proposed subsection would be different from the ARAH General Conditional Use  
26 category. Mr. Coale asserted that the larger the unit is constructed, the more the prices can fluctuate and that  
27 this ZRA was specifically designed to create apartments with smaller units. Planning Board member, Mr.  
28 William Tilburg, inquired if the R-H-ED district could be removed from the proposal. Mr. Coale stated that  
29 yes, it could be stricken out of the proposed text and that his client is interested in an R-20 zoned parcel that  
30 would be appropriate for the proposed apartment development. Mr. Tilburg also asked if there were any parcels  
31 included in this proposal that were zoned R-ED or R-H-ED. DPZ staff indicated that there would have to be an  
32 in-depth review to verify if there were any impacted parcels within those districts. Mr. Coale explained that  
33 there was a parcel in the northern area of the County, in the vicinity of MD Route 29 that was zoned R-ED that  
34 would be impacted by the proposed text amendment. Planning Board member, Ms. Lynn Moore, asked about

1 clarifying any potential conflicts with the current Regulations. Mr. Coale explained that these potential conflicts  
2 were not deficiencies and that the ARAH projects are reviewed numerous times by the DAP. Planning Board  
3 Executive Secretary and Planning Director, Ms. Lynda Eisenberg, AICP, clarified that any design concerns or  
4 issues would be addressed during the DAP review and further explained that density calculations for ARAH  
5 developments utilize net acres instead of gross acres. Mr. Cecil asked if a 20% MIHU requirement could be  
6 imposed instead of the proposed 15%. Mr. Coale asserted that the 15% MIHU requirement is in line with the  
7 other ARAH Conditional Use categories and that the 15% MIHU requirement can help promote and build future  
8 developments.

9 Ms. Mary Beth Soverns, a neighboring property owner, testified only to ask for clarification on the  
10 potential design/configuration of the proposed development. Ms. Eisenberg explained that this hearing is only  
11 to amend the regulations and that there aren't any proposed plans under review currently. She also explained  
12 the Petitioner would present any plans for the development to the public at a Pre-submission Community  
13 Meeting prior to submitting them to DPZ.

14  
15 Board Discussion and Recommendation

16 Ms. Mosier asked about the connectivity of the proposed development with the surrounding community  
17 and how that would be provided. Mr. Coale indicated that the petitioner would be responsible for providing  
18 pedestrian connectivity between the ARAH uses, adjoining commercial uses and the surrounding residential  
19 developments. Planning Board Vice-Chair, Mr. Mason Godsey, inquired if the Turf Valley development was  
20 the only PGCC zoned parcels within the County. DPZ staff concurred and Ms. Eisenberg stated that Turf Valley  
21 still has development potential. Mr. Cecil discussed changing the density calculation from gross to net acres,  
22 striking out the minimum 8 acre parcel size and ensuring that the DAP addresses the minimum distances  
23 between structures and the maximum length of structures. Mr. Coale stated that he was in agreement with the  
24 DAP review requirement and that the proposed text mentioned in criterion #9 could be amended to include that  
25 DAP shall evaluate and consider the distances between structures and the maximum length of apartment  
26 buildings. Mr. Cecil recommended removing the R-ED and R-H-ED districts from the list of proposed impacted  
27 zoning districts. Ms. Mosier also stated that there should be better clarification on whether the parcel needed to  
28 be within 1,000 feet of the intersection of two arterial roads and not two collector roads as mentioned in the  
29 proposed text.

30 Ms. Mosier motioned to recommend approval of ZRA-214 with amendments. Mr. Godsey seconded  
31 the motion. The motion passed 5-0. The amendments are

- 32 1. To strike the R-ED and R-H-ED districts from the proposed text.  
33 2. To clarify that the parcel eligibility must be within 1,000 feet of the intersection of two arterial  
34 roads.

- 3. Ensure that the density calculations follow the current use of net acreage and not gross acreage.
- 4. To ensure that DAP will evaluate the distances between structures and maximum building length as part of their review.

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 9th day of December 2025, recommends that ZRA-214, as described above, be APPROVED WITH AMENDMENTS.

HOWARD COUNTY PLANNING BOARD

Signed by:

*James Cecil*

7DA1123B1D2D404

James Cecil, Chair

DocuSigned by:

*Mason Godsey*

B79ABA28B31447E...

Mason Godsey, Vice-Chair

Signed by:

*Lynn Parlett Moore*

FB49F4A99072471...

Lynn Moore (Virtual)

Signed by:

*Barbara Mosier*

B65ABB04E9F949F...

Barbara Mosier

Signed by:

*William Tilburg*

82427B6131E44C6...

Willam Tilburg

ATTEST:

DocuSigned by:

*Lynda Eisenberg*

4220B635863942E...

Lynda Eisenberg, AICP, Executive Secretary

Introduced 02.02.2026  
Public Hearing \_\_\_\_\_  
Council Action \_\_\_\_\_  
Executive Action \_\_\_\_\_  
Effective Date \_\_\_\_\_

## County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 2

### Bill No. 14 -2026 (ZRA-214)

**Introduced by:** The Chairperson on behalf of Yale Presbyterian Church, Inc.

**SHORT TITLE:** Age Restricted Adult Housing Apartments – New Conditional Use

**AN ACT** amending Section 131.0.N of the Howard County Zoning Regulations to add a new Conditional Use category, “Age Restricted Adult Housing Apartments, Commercial Transition” allowed in the PGCC, R-20, R-12, R-SC, and R-SA-8 zoning districts, provided that the property adjoins a B-1 Zone and is within 1,000 feet of the intersection of two arterial roads; add additional Conditional use criteria; and generally related to Conditional Uses.

Introduced and read first time Feb 2, 2026. Ordered posted and hearing scheduled.

By order Michelle Harrod  
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on Feb 17, 2026.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

This Bill was read the third time on Mar 2, 2026 and Passed \_\_\_\_\_, Passed with amendments \_\_\_\_\_, Failed \_\_\_\_\_.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 3 day of March, 2026 at 5<sup>00</sup> a.m. (P)

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Approved by the County Executive \_\_\_\_\_, 2026

\_\_\_\_\_  
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; **Strike-out** indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard  
2 County Zoning Regulations are amended as follows:

3 By amending

4 Section 131.0. - "Conditional Uses"

5 Subsection N. - "Conditional Uses and Permissible Zoning Districts"

6 \* Conditional Use Table

7  
8 By adding:

9 Section 131.0. - "Conditional Uses"

10 Subsection N. - "Conditional Uses and Permissible Zoning Districts"

11 Number 1. - "Age-Restricted Adult Housing"

12 New Paragraph d. - "Age-Restricted Adult Housing  
13 Apartments, Commercial Transition"

14  
15 **Howard County Zoning Regulations**

16 **Section 131.0 – Conditional Uses**

17 **N. Conditional Uses and Permissible Zoning Districts**

18 1. Age-restricted Adult Housing

19 D. AGE-RESTRICTED ADULT HOUSING APARTMENTS, COMMERCIAL TRANSITION.

20 A CONDITIONAL USE MAY BE GRANTED IN THE PGCC, R-20, R-12, R-SC, AND R-SA-8  
21 DISTRICTS FOR AGE-RESTRICTED ADULT HOUSING APARTMENTS, PROVIDED THAT:

22  
23 (1) THE SUBJECT PROPERTY ADJOINS A B-1 ZONING DISTRICT AND IS WITHIN 1,000 FEET OF  
24 THE INTERSECTION OF TWO ARTERIAL ROADS;

25 (2) SITE DESIGN AND LANDSCAPING MUST PROVIDE A TRANSITION FROM ADJOINING  
26 COMMERCIAL DEVELOPMENT AND SURROUNDING RESIDENTIAL. TO ACHIEVE THIS:

27 A. PETITIONER SHALL PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN AGE-  
28 RESTRICTED ADULT APARTMENTS, ADJOINING COMMERCIAL, AND SURROUNDING  
29 RESIDENTIAL DEVELOPMENT;

30 B. GRADING AND ALL LANDSCAPING SHALL RETAIN AND ENHANCE ELEMENTS THAT  
31 ALLOW THE SITE TO BLEND AND BE COMPATIBLE WITH SURROUNDING USES;

1 C. THE PROJECT SHALL BE COMPATIBLE AS TRANSITIONAL STRUCTURES BETWEEN  
2 COMMERCIAL AND RESIDENTIAL DEVELOPMENT BY PROVIDING EITHER:

- 3 I. AN ARCHITECTURAL TRANSITION WITH BUILDINGS NEAR THE PERIMETER  
4 THAT ARE SIMILAR TO NEIGHBORING DWELLINGS IN MATERIALS AND  
5 ARCHITECTURAL DETAIL AS DEMONSTRATED BY ARCHITECTURAL  
6 ELEVATIONS OR RENDERINGS SUBMITTED WITH THE PETITION, OR  
7 II. ADDITIONAL BUFFERING ALONG THE PERIMETER OF THE SITE, THROUGH  
8 RETENTION OF EXISTING FOREST OR LANDSCAPING, ENHANCED  
9 LANDSCAPING, BERMS OR INCREASED SETBACKS.

10 (3) THE FOLLOWING CRITERIA SHALL BE MET:

- 11 A. NO MORE THAN 20 UNITS PERMITTED PER NET ACRE;  
12 B. THE APARTMENT UNITS ARE LIMITED TO AGE-RESTRICTED ADULT HOUSING. THE  
13 PETITION MUST INCLUDE COPIES OF PROPOSED DEED RESTRICTIONS OR COVENANTS  
14 THAT ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE DEFINITION OF  
15 AGE-RESTRICTED ADULT HOUSING WILL BE IMPLEMENTED AND MAINTAINED;  
16 C. THE DWELLINGS WILL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE  
17 DEPARTMENT OF PLANNING AND ZONING GUIDELINES THAT IDENTIFY REQUIRED,  
18 RECOMMENDED, AND OPTIONAL FEATURES. THE PETITION SHALL INCLUDE  
19 DESCRIPTIONS OF THE DESIGN FEATURES OF PROPOSED DWELLINGS TO  
20 DEMONSTRATE THEIR APPROPRIATENESS FOR THE AGE-RESTRICTED POPULATIONS.  
21 THE MATERIALS SUBMITTED SHALL INDICATE HOW UNIVERSAL DESIGN FEATURES  
22 WILL BE USED TO MAKE INDIVIDUAL DWELLINGS ADAPTABLE TO PERSONS WITH  
23 MOBILITY OR FUNCTIONAL LIMITATIONS AND HOW THE DESIGN WILL PROVIDE  
24 ACCESSIBLE ROUTES BETWEEN DRIVEWAYS, SIDEWALKS, COMMON AREAS AND  
25 DWELLING UNITS;  
26 D. THE DEVELOPMENT HAS FRONTAGE ON AND DIRECT ACCESS TO A PUBLIC ROAD;  
27 AND  
28 E. THE MINIMUM LOT SIZE IS EIGHT NET ACRES.

29 4) THE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING BULK REQUIREMENTS:

30 A. MAXIMUM HEIGHT:

- 31 I. PRINCIPAL STRUCTURES .....50 FEET

1 II. ACCESSORY STRUCTURES .....15 FEET

2 B. MINIMUM STRUCTURE AND USE SETBACK FROM PERIMETER OF DEVELOPMENT:

3 I. FROM PUBLIC STREET RIGHT-OF-WAY ....40 FEET

4 II. FROM RC, RR, PGCC, R-20 OR R-SC DISTRICTS, THE SETBACK  
5 APPLICABLE IN THE UNDERLYING ZONING DISTRICT

6 III. FROM ZONING DISTRICTS OTHER THAN RC, RR, PGCC, R-20 OR R-  
7 SC.....20 FEET

8 C. MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY FOR  
9 UNITS WITH GARAGES....20 FEET

10 D. MINIMUM STRUCTURE SETBACK FROM LOT LINES:

11 I. SIDE .....10 FEET

12 EXCEPT ZERO LOT LINE DWELLINGS .....0 FEET

13 A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES

14 II. REAR .....10 FEET

15 E. MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES .....10 FEET

16 5) AT LEAST 35% OF THE NET SITE AREA SHALL BE OPEN SPACE OR OPEN AREA IN  
17 ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE OPEN  
18 SPACE OR OPEN AREA SHALL PROVIDE AMENITIES SUCH AS PATHWAYS, SEATING AREAS AND  
19 OUTDOOR RECREATION AREAS FOR THE RESIDENTS, AND SHALL BE PROTECTIVE OF  
20 NATURAL FEATURES.

21 6) ACCESSORY USES MAY INCLUDE SOCIAL, RECREATIONAL, EDUCATIONAL,  
22 HOUSEKEEPING, SECURITY, TRANSPORTATION OR PERSONAL SERVICES, PROVIDED THAT THE  
23 USE OF THESE SERVICES IS LIMITED TO ON-SITE RESIDENTS AND THEIR GUESTS.

24 7) AT LEAST 15% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS.

25 8) AT LEAST ONE ON-SITE COMMUNITY BUILDING OR INTERIOR COMMUNITY SPACE SHALL  
26 BE PROVIDED THAT CONTAINS A MINIMUM OF

27 A. 20 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT, FOR THE 6 FIRST 99 UNITS  
28 WITH A MINIMUM AREA OF 500 SQUARE FEET, AND

29 B. 10 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT FOR EACH 8 ADDITIONAL  
30 UNIT ABOVE 99.

1 9) THE CONDITIONAL USE PLAN AND THE ARCHITECTURAL DESIGN OF THE BUILDING(S)  
2 SHALL HAVE BEEN REVIEWED BY THE DESIGN ADVISORY PANEL, IN ACCORDANCE WITH  
3 TITLE 16, SUBTITLE 15 OF THE HOWARD COUNTY CODE, PRIOR TO THE SUBMISSION OF THE  
4 CONDITIONAL USE PETITION TO THE DEPARTMENT OF PLANNING AND ZONING. THE  
5 PETITIONER SHALL PROVIDE DOCUMENTATION WITH THE PETITION TO SHOW COMPLIANCE  
6 WITH THIS CRITERION.

7  
8 ***Section 2. And Be It Further Enacted*** by the County Council of Howard County, Maryland that  
9 *the publisher of the Howard County Zoning Regulations is authorized hereby to amend the*  
10 *Conditional Uses and Permissible Zoning Districts chart attached to Section 131.0.N of the*  
11 *Zoning Regulations in order to reflect this substantive change made by this Act.*

12  
13 ***Section 3. And Be It Further Enacted*** by the County Council of Howard County, Maryland that  
14 *this Act shall become effective 61 days after its enactment.*  
15



BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on March 5, 2026.

Michelle R. Harrod  
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on \_\_\_\_\_, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on \_\_\_\_\_, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on \_\_\_\_\_, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on \_\_\_\_\_, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on \_\_\_\_\_, 2026.

Michelle R. Harrod, Administrator to the County Council