

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council Of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 6

Bill No. 25 -2026 (ZRA 224)

Introduced by: The Chairperson at the request of the County Executive

Short Title: Zoning Regulation Amendment 224 – Age Restricted Adult Housing Cottage Clusters

Title: AN ACT amending the Howard County Zoning Regulations to define “Cottage Clusters”; to provide where Age-Restricted Adult Housing Cottage Clusters will be permitted by right; to add parking requirements to Age-Restricted Adult Housing Cottage Clusters and multiplexes; to provide criteria for Age-Restricted Adult Housing Cottage Clusters within an Optional Design Project; and generally relating to the Howard County Zoning Regulations.

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

By order _____
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 _____, 2026.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 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 ___ day of _____, 2026 at ___ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved/Vetoed 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 1. By amending:
4 103.0: Definitions to add a definition for “Cottage Cluster” and to amend the definition
5 of “Optional Design Project”.

6
7 2. By amending:
8 Subsection B of Section 126.0: PGCC (Planned Golf Course Community).

9
10 3. By adding:
11 Subsection R “Age-Restricted Adult Housing Cottage Clusters within an Optional Design
12 Project” to Section 128.0: Supplementary Zoning District Regulations.

13
14 4. By amending
15 Subsection D “Minimum Parking Requirements for Specific Uses” of
16 Section 133.0: Off-Street Parking and Loading Facilities.

17
18 **Howard County Zoning Regulations.**

19 **Section 103.0. Definitions.**

20
21 Terms used in these Zoning Regulations shall have the definition provided in any standard
22 dictionary, unless specifically defined below or in any other provision of these Zoning
23 Regulations:

24
25 C

26
27 Convenience Store: A commercial establishment which sells snack foods, packaged or
28 prepared food and beverages, and other food and convenience items for consumption off the
29 premises.

1 COTTAGE CLUSTER: A GROUPING, INCLUDING A COMMON COURTYARD, OF AT LEAST FOUR
2 DETACHED DWELLING UNITS THAT HAVE A FOOTPRINT OF LESS THAN 900 SQUARE FEET.

3
4 O

5
6 Optional Design Project: [[The equivalent of a Planned Unit Development in a CR Zoning District, an]]
7 AN Optional Design Project is an alternative development proposal wherein the permitted land uses, the
8 associated land use regulations, the development design, and other intended characteristics for the
9 development site are initially drafted through a deliberative planning process between the developer and
10 the Department of Planning and Zoning, and ultimately subject to final approval by the Planning Board.
11 THE OPTIONAL DESIGN PROJECT IS SUBMITTED AS A SITE DEVELOPMENT PLAN AND REQUIRES A
12 PRESUBMISSION COMMUNITY MEETING IN ACCORDANCE WITH THE SUBDIVISION AND LAND
13 DEVELOPMENT REGULATIONS.

14
15 **Howard County Zoning Regulations.**

16 **Section 126.0: PGCC (Planned Golf Course Community).**

17
18 B. Uses Permitted as a Matter of Right

19 There shall be two subdistricts in the PGCC District: The PGCC-1 or Residential Subdistrict and
20 the PGCC-2 or Multi-use Subdistrict. Delineation of the subdistrict boundaries shall be
21 determined by the Zoning Board and shall be shown on the zoning map of Howard County.

- 22 1. The following uses shall be permitted as a matter of right in both the Residential
23 Subdistrict and in the Multi-use Subdistrict.
- 24 a. One single-family detached unit per lot.
 - 25 b. One zero lot line unit per lot.
 - 26 c. Single-family attached dwelling units.
 - 27 d. Apartment units.
 - 28 e. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no
29 livestock shall be permitted. However, residential chicken keeping is allowed as
30 noted in Section 128.0.
 - 31 f. Conservation areas, including wildlife and forest preserves, environmental
32 management areas, reforestation areas, and similar uses.

- 1 g. Government buildings, facilities and uses, including public schools and colleges.
- 2 h. Private recreational facilities, such as parks, athletic fields, swimming pools,
- 3 basketball courts and tennis courts, reserved for use by residents of a community and
- 4 their guests. Such facilities shall be located within condominium developments or
- 5 within communities with recorded covenants and liens which govern and provide
- 6 financial support for operation of the facilities.
- 7 i. Golf courses and country clubs.
- 8 j. Riding academies and stables.
- 9 k. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of
- 10 charitable, social, civic or educational organizations, subject to the requirements of
- 11 Section 128.0.D.
- 12 l. Seasonal sales of Christmas trees or other decorative plant materials, subject to the
- 13 requirements of Section 128.0.D.
- 14 m. Underground pipelines; electric transmission and distribution lines; telephone,
- 15 telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and
- 16 other, similar public utility uses not requiring a Conditional Use.
- 17 n. Commercial communication antennas attached to structures, subject to the
- 18 requirements of Section 128.0.E.
- 19 o. Commercial communication towers located on government property, excluding
- 20 School Board property, and with a height of less than 200 feet measured from ground
- 21 level, subject to the requirements of Section 128.0.E. This height limit does not apply
- 22 to government communication towers, which are permitted as a matter of right under
- 23 the provisions for "Government structures, facilities and uses."
- 24 p. Volunteer fire departments.
- 25 [[r]] Q. Rooftop solar collectors.
- 26 R. AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTER, SUBJECT TO THE REQUIREMENTS
- 27 OF SECTION 128.0.R.

28
29 **Section 128.0: Supplementary Zoning District Regulations.**

30
31 **R: AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTERS WITHIN AN OPTIONAL**

1 **DESIGN PROJECT.**

2 **1. PURPOSE AND APPLICABILITY.** THE PURPOSE OF THIS SUBSECTION IS TO EXPAND THE
3 OPTIONAL DESIGN PROJECT PROCESS TO THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8,
4 R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICT WITH A TOTAL DEVELOPMENT AREA
5 NOT EXCEEDING TEN (10) GROSS ACRES. THE INTENT OF THIS REGULATION IS TO
6 ELIMINATE BARRIERS IN THE ZONING REGULATIONS TO PROMOTE HOUSING STOCK
7 DIVERSIFICATION AND EXPAND MISSING MIDDLE HOUSING TYPES. THE GOAL IS TO
8 ENCOURAGE AGE-RESTRICTED ADULT HOUSING DEVELOPMENTS TO BUILD SMALL TO
9 MEDIUM HOUSING UNITS THAT ALLOW SENIORS TO DOWNSIZE AND ARE AFFORDABLE
10 TO LOW TO MIDDLE INCOME HOUSEHOLDS.

11 **2. CONDITIONS OF ELIGIBILITY.** THE OPTIONAL DESIGN PROJECT PROCESS PRESCRIBED IN
12 THIS SECTION SHALL BE PERMITTED ONLY WHEN THE PROPOSED PROJECT (A) CONSISTS
13 OF A PARCEL OR ASSEMBLAGE OF PARCELS HAVING A TOTAL DEVELOPMENT AREA NOT
14 TO EXCEED TEN (10) GROSS ACRES; (B) BE LOCATED WITHIN THE R-ED, PGCC, R-20,
15 R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICT; (C) IS WITHIN
16 THE PLANNED PUBLIC WATER AND SEWER SERVICE AREA; AND (D) SATISFIES THE
17 PURPOSE SET FORTH IN SECTION 128.0.R.1.

18 **3. PROCEDURE FOR APPROVAL OF AN OPTIONAL DESIGN PROJECT.** PROJECTS THAT
19 SATISFY THE ELIGIBILITY REQUIREMENTS OF SECTION 128.0.R.2 MAY PROCEED
20 UNDER THE FOLLOWING OPTIONAL DESIGN PROJECT PROCESS:

21 A. THE OWNER OF AN INTEREST IN A TRACT OF LAND MAY SUBMIT AN APPLICATION
22 FOR AN OPTIONAL DESIGN PROJECT. PRIOR TO PREPARING A SPECIFIC PLAN AND
23 SUBMITTING AN APPLICATION, THE PETITIONER IS ENCOURAGED TO MEET WITH THE
24 DEPARTMENT OF PLANNING AND ZONING ON AN INFORMAL BASIS TO DISCUSS THE
25 OVERALL CONCEPT FOR THE INTENDED OPTIONAL DESIGN PROJECT.

26 B. PRIOR TO FILING A FORMAL APPLICATION FOR AN OPTIONAL DESIGN PROJECT, THE
27 PETITIONER SHALL PRESENT THE OPTIONAL DESIGN PROJECT PLAN TO THE DESIGN
28 ADVISORY PANEL FOR EVALUATION IN ACCORDANCE WITH THE PROCEDURES
29 ESTABLISHED IN SECTION 16.1500 OF THE HOWARD COUNTY CODE. THE DESIGN
30 ADVISORY PANEL RECOMMENDATIONS SHALL BE INCLUDED IN THE TECHNICAL
31 STAFF REPORT PRODUCED BY THE DEPARTMENT OF PLANNING AND ZONING AND

1 FORWARDED TO THE PLANNING BOARD FOR ITS CONSIDERATION OF THE OPTIONAL
2 DESIGN PROJECT.

3 C. THE FORMAL APPLICATION SHALL BE SUBMITTED TO THE DEPARTMENT OF
4 PLANNING AND ZONING AND SHALL INCLUDE:

5 (1) AN OPTIONAL DESIGN PROJECT PLAN WHICH INCLUDES SHEETS DEPICTING ALL
6 EXISTING NATURAL AND CURRENT DEVELOPMENT FEATURES OF THE LAND AREA
7 TO BE INCLUDED IN THE OPTIONAL DESIGN PROJECT, AND ALSO DEPICTING
8 AND/OR LISTING, AS MAY BE APPROPRIATE, THE FOLLOWING FOR THE PROPOSED
9 OPTIONAL DESIGN PROJECT:

10 (A) BOUNDARY SURVEY

11 (B) PERMITTED USES

12 (C) BUILDINGS

13 (D) STRUCTURES

14 (E) PARKING AREAS AND NUMBER OF PARKING SPACES

15 (F) POINTS AND WIDTHS OF VEHICULAR INGRESS AND EGRESS

16 (G) ON-SITE PEDESTRIAN-RELATED FEATURES AND CONNECTIONS TO
17 OFF-SITE PEDESTRIAN-RELATED FEATURES

18 (H) LANDSCAPING

19 (I) HARDSCAPING

20 (J) RETAINED NATURAL FEATURES SUCH AS WETLANDS, STEEP SLOPES, AND
21 TREE AND FOREST COVER

22 (K) ARCHITECTURAL ELEVATIONS OF ALL SIDES OF ALL BUILDINGS AND
23 SIGNIFICANT STRUCTURES WITH EXTERIOR MATERIALS SPECIFIED

24 (L) EXTERIOR LIGHTING PLAN WITH LIGHTING STRUCTURES AND LIGHT
25 SOURCES GIVEN ON SPECIFIC LIGHTING PRODUCT INFORMATION SHEETS

26 (M) INFORMATION ON THE ADJOINING PROPERTIES, INCLUDING THE OWNER
27 NAME, ZONING, EXISTING USE, AND EXISTING SITE IMPROVEMENTS

28 (2) A WRITTEN JUSTIFICATION STATEMENT THAT EXPRESSES IN DETAIL:

29 (A) HOW THE PROPOSED OPTIONAL DESIGN PROJECT CONFORMS TO THE
30 PURPOSE STATEMENT IN SECTION 128.0.R.1.

31 (B) HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL ENHANCE AND

1 NOT OVERWHELM THE SURROUNDING COMMUNITY.

2 (C) HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL BE A BENEFIT TO
3 HOWARD COUNTY THAT IS GREATER THAN A CONVENTIONAL
4 DEVELOPMENT ON THE PROPERTY USING THE UNDERLYING ZONING
5 DISTRICT REGULATIONS.

6 (D) SUPPORTING DOCUMENTATION, INCLUDING BUT NOT LIMITED TO
7 MARKET STUDIES AND TRAFFIC STUDIES.

8 D. THE SUBMITTED OPTIONAL DESIGN PROJECT APPLICATION WILL BE ASSIGNED AN
9 OPTIONAL DESIGN PROJECT CASE NUMBER AND THE APPLICATION SHALL BE
10 SUBJECT TO THE STANDARD PRELIMINARY REVIEW PROCESS CONDUCTED FOR ALL
11 ZONING-RELATED CASES TO DETERMINE IF THE INFORMATION IN THE APPLICATION
12 MATERIALS IS SUFFICIENT TO ADEQUATELY EVALUATE THE PROPOSAL. IF THE
13 DEPARTMENT OF PLANNING AND ZONING DETERMINES THAT IT NEEDS
14 ADDITIONAL INFORMATION AND/OR CLARIFICATIONS, IT SHALL SO NOTIFY THE
15 APPLICANT IN WRITING WITHIN 14 DAYS OF RECEIVING THE APPLICATION. ONCE
16 THE OPTIONAL DESIGN PROJECT APPLICATION INFORMATION IS DETERMINED TO BE
17 SUFFICIENT FOR THE INITIAL FORMAL EVALUATION, THE CASE SHALL BE
18 CONSIDERED OFFICIALLY ACCEPTED FOR SCHEDULING PURPOSES.

19 E. WITHIN 14 DAYS OF OFFICIALLY ACCEPTING THE CASE FOR SCHEDULING
20 PURPOSES, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE A
21 REQUIRED FORMAL PROJECT MEETING WITH THE PETITIONER AND/OR THE
22 PETITIONER'S PROJECT TEAM IF:

23 (1) THE PETITIONER HAS NOT HELD INFORMAL MEETINGS WITH THE DEPARTMENT
24 OF PLANNING AND ZONING TO DISCUSS THE OVERALL CONCEPT FOR THE
25 INTENDED OPTIONAL DESIGN PROJECT PRIOR TO SUBMITTING THE FORMAL
26 APPLICATION, OR

27 (2) THE DEPARTMENT OF PLANNING AND ZONING HAS CONCERNS REGARDING THE
28 USE, DESIGN, AND OR SCOPE OF THE OPTIONAL DESIGN PROJECT THAT HAVE
29 CHANGED FROM WHAT WAS DISCUSSED, INDICATED, AND/OR SHOWN DURING
30 THE INFORMAL MEETING(S).

31 F. ONCE THE OPTIONAL DESIGN PROJECT IS DETERMINED BY THE DEPARTMENT OF

1 PLANNING AND ZONING TO BE SUITABLY IN CONFORMANCE WITH THE PURPOSE
2 STATEMENT IN SECTION 128.0.R.1, AT THE DISCRETION OF THE PETITIONER, THE
3 PETITIONER MAY SCHEDULE TO HAVE THE OPTIONAL DESIGN PROJECT BE
4 REVIEWED BY THE SUBDIVISION REVIEW COMMITTEE (SRC) AT A REGULARLY
5 SCHEDULED MEETING OF THE SRC. THE PURPOSE OF THIS OPTIONAL SRC REVIEW
6 WOULD BE FOR THE PETITIONER TO HAVE ADVANCE NOTICE OF ANY ISSUES IN THE
7 OPTIONAL DESIGN PROJECT THAT WOULD NOT COMPLY WITH ALL TECHNICAL
8 REQUIREMENTS OF ANY OF THE REVIEWING AGENCIES.

- 9 G. AT THE POINT THAT THE PETITIONER DECIDES TO PROCEED WITH THE OPTIONAL
10 DESIGN PROJECT AND SO NOTIFIES THE DEPARTMENT OF PLANNING AND
11 ZONING, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE THE
12 OPTIONAL DESIGN PROJECT FOR A PLANNING BOARD HEARING. THE
13 DEPARTMENT OF PLANNING AND ZONING SHALL PREPARE A TECHNICAL STAFF
14 REPORT ON THE OPTIONAL DESIGN PROJECT, AND FORMALLY ISSUE THIS
15 TECHNICAL STAFF REPORT AT LEAST TWO WEEKS PRIOR TO THE SCHEDULED
16 PLANNING BOARD HEARING.
- 17 H. THE PLANNING BOARD SHALL HOLD ITS PUBLIC HEARING ON THE OPTIONAL
18 DESIGN PROJECT AND MAY TAKE INTO CONSIDERATION ANY COMMENTS
19 PRESENTED AT THAT PUBLIC HEARING. THE PLANNING BOARD MAY:
- 20 (1) APPROVE THE OPTIONAL DESIGN PROJECT AS PROPOSED, BASED UPON FINDINGS
21 THAT THE PROPOSED OPTIONAL DESIGN PROJECT WILL ACCOMPLISH THE
22 PURPOSES OF SECTION 128.0.R.1 AND THE CRITERIA FOR 128.0.R.4;
- 23 (2) APPROVE THE OPTIONAL DESIGN PROJECT WITH REVISIONS OR CONDITIONS,
24 BASED UPON FINDINGS THAT THE REVISED OPTIONAL DESIGN PROJECT WILL
25 ACCOMPLISH THE PURPOSES OF SECTION 128.0.R.1 AND THE CRITERIA FOR
26 128.0.R.4; OR
- 27 (3) DENY THE OPTIONAL DESIGN PROJECT.
- 28 I. THE PLANNING BOARD SHALL ISSUE ITS FORMAL DECISION ON THE OPTIONAL
29 DESIGN PROJECT IN A DECISION AND ORDER. IF THE OPTIONAL DESIGN PROJECT IS
30 APPROVED, ALL APPROVED EXHIBITS OF THE OPTIONAL DESIGN PROJECT SHALL BE
31 STAMPED AS APPROVED BY THE PLANNING BOARD AND SIGNED BY THE PLANNING

1 BOARD CHAIRPERSON.

2 J. NO SITE DEVELOPMENT PLAN SHALL BE APPROVED FOR AN OPTIONAL DESIGN
3 PROJECT UNLESS THE SITE DEVELOPMENT PLAN CONFORMS SUBSTANTIALLY TO ALL
4 EXHIBITS OF THE OPTIONAL DESIGN PROJECT AS APPROVED BY THE PLANNING
5 BOARD. EXCEPT AS PROVIDED BELOW FOR PRE-AUTHORIZED MINOR
6 MODIFICATIONS, ANY MODIFICATIONS TO ANY PLANNING BOARD APPROVED
7 FEATURES OF THE OPTIONAL DESIGN PROJECT MUST BE APPROVED BY THE
8 PLANNING BOARD:

9 (1) MINOR ADDITIONS TO STRUCTURES, WITH A FLOOR AREA NO LARGER THAN
10 10% OF THE EXISTING FLOOR AREA OF THE DWELLING, NOT TO EXCEED 900
11 TOTAL SQUARE FEET PER UNIT.

12 (2) MINOR ADDITIONS TO PARKING LOTS COMPRISING NO MORE THAN 25% OF
13 THE ORIGINAL NUMBER OF PARKING SPACES REQUIRED.

14 (3) CLEARING OR GRADING THAT DOES NOT EXCEED 5,000 SQUARE FEET IN AREA.

15 (4) SIMILAR MINOR MODIFICATIONS AS DETERMINED BY THE DEPARTMENT OF
16 PLANNING AND ZONING, INCLUDING REDUCTIONS IN THE NUMBER OF
17 RESIDENTIAL UNITS AND THE INTENSITY OF THE UNIT MIX.

18 **4. COTTAGE CLUSTER AGE-RESTRICTED ADULT HOUSING UTILIZING THE OPTIONAL DESIGN**
19 **PROJECT.**

20 AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTER DEVELOPMENTS ARE
21 PERMITTED AS A MATTER OF RIGHT IN THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8,
22 R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICT, PROVIDED THAT:

23 A. THE DEVELOPMENT SHALL BE LOCATED WITHIN AN OPTIONAL DESIGN PROJECT.

24 B. THE PARCEL SHALL BE LOCATED WITHIN THE PLANNED SERVICE AREA FOR
25 PUBLIC WATER AND SEWER.

26 C. THE MINIMUM DEVELOPMENT AREA IS 20,000 GROSS SQUARE FEET IN THE R-ED, PGCC, R-
27 20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICTS.

28 D. THE MAXIMUM DEVELOPMENT AREA SHALL NOT EXCEED 10 GROSS ACRES.

29 E. THE COTTAGE CLUSTER DWELLINGS ARE LIMITED TO AGE-RESTRICTED ADULT
30 HOUSING. THE PETITION MUST INCLUDE COPIES OF PROPOSED DEED RESTRICTIONS OR
31 COVENANTS THAT ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE

1 DEFINITION OF AGE-RESTRICTED ADULT HOUSING WILL BE IMPLEMENTED AND
2 MAINTAINED.

3 F. THE PETITION SHALL ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE
4 DEFINITION OF THIS USE WILL BE IMPLEMENTED AND MAINTAINED OVER TIME. IF THE
5 DEVELOPMENT WILL NOT BE A RENTAL COMMUNITY UNDER SINGLE OWNERSHIP, AN
6 ENTITY SUCH AS A CONDOMINIUM ASSOCIATION OR HOMEOWNERS ASSOCIATION
7 SHALL BE ESTABLISHED TO MAINTAIN AND ENFORCE THE AGE RESTRICTIONS IN
8 ADDITION TO COUNTY ENFORCEMENT OF ZONING REGULATIONS.

9 G. THE LANDSCAPE CHARACTER OF THE SITE MUST BLEND WITH ADJACENT
10 RESIDENTIAL DEVELOPMENT. TO ACHIEVE THIS:

11 (1) GRADING AND ALL LANDSCAPING SHALL RETAIN AND ENHANCE ELEMENTS
12 THAT ALLOW THE SITE TO BLEND AND BE COMPATIBLE WITH ADJACENT
13 RESIDENTIAL DEVELOPMENT.

14 (2) THE PROJECT SHALL BE COMPATIBLE WITH ADJACENT RESIDENTIAL
15 DEVELOPMENT BY PROVIDING EITHER:

16 (A) AN ARCHITECTURAL TRANSITION WITH BUILDINGS NEAR THE PERIMETER
17 THAT ARE SIMILAR TO NEIGHBORING DWELLINGS IN SCALE, MATERIALS
18 AND ARCHITECTURAL DETAIL AS DEMONSTRATED BY ARCHITECTURAL
19 ELEVATIONS OR RENDERINGS SUBMITTED WITH THE PETITION, OR

20 (B) A LANDSCAPING TRANSITION THAT REFLECTS EXISTING LANDSCAPE
21 PATTERNS, HAS GRADUAL EDGES THAT SOFTEN VISUAL DIFFERENCES
22 BETWEEN EXISTING AND PROPOSED DEVELOPMENT, AND MINIMIZES
23 VISIBILITY OF PARKING AREAS AND DRIVEWAYS AS DEMONSTRATED BY A
24 LANDSCAPE PLAN SUBMITTED WITH THE PETITION.

25 H. THE OPTIONAL DESIGN PLAN AND THE ARCHITECTURAL DESIGN OF THE BUILDING(S)
26 SHALL HAVE BEEN REVIEWED BY THE DESIGN ADVISORY PANEL, IN ACCORDANCE
27 WITH TITLE 16, SUBTITLE 15 OF THE HOWARD COUNTY CODE, PRIOR TO THE
28 SUBMISSION OF THE SITE DEVELOPMENT PLAN TO THE DEPARTMENT OF PLANNING
29 AND ZONING. THE PETITIONER SHALL PROVIDE DOCUMENTATION WITH THE PETITION
30 TO SHOW COMPLIANCE WITH THIS CRITERION.

31 I. ALL OPEN SPACE, COMMON AREAS AND RELATED IMPROVEMENTS SHALL BE

1 MANAGED AND MAINTAINED BY A COMMON ENTITY, EITHER THE OWNER OF THE
2 DEVELOPMENT, A CONDOMINIUM ASSOCIATION, OR A HOMEOWNERS
3 ASSOCIATION.

4 J. LOADING AND TRASH STORAGE AREAS SHALL BE ADEQUATELY
5 SCREENED FROM VIEW.

6 K. THE DEVELOPMENT SHALL INCLUDE A COMMON COURTYARD SCHEME WHERE THE
7 DWELLING UNITS SHALL BE ORIENTED UNIFORMLY AROUND. THE COMMON
8 COURTYARD SIZE SHALL BE A MINIMUM OF 250 SQUARE FEET PER DWELLING UNIT
9 SURROUNDING THE AREA. THE COURTYARD AND OTHER OPEN SPACE OR OPEN AREA
10 SHALL PROVIDE AMENITIES SUCH AS PATHWAYS, SEATING AREAS AND RECREATION
11 AREAS FOR THE RESIDENTS, AND SHALL BE PROTECTIVE OF NATURAL FEATURES. THE
12 COMMON COURTYARD SHALL NOT BE USED TO MEET THE REQUIREMENTS FOR ABOVE
13 GROUND STORMWATER MANAGEMENT FACILITIES.

14 L. A 20% MIHU REQUIREMENT WILL BE IMPOSED IF A DEVELOPMENT WILL CONTAIN
15 ANY CONSTRUCTED AMENITY AREAS INCLUDING GYMS, POOLS, SPORTS COURTS,
16 CLUBHOUSES OR OTHER CONSTRUCTED OUTDOOR RECREATION FACILITIES. THE
17 MINIMUM SIZE OF A CONSTRUCTED AMENITY AREA SHALL BE AT LEAST 500 SQUARE
18 FEET. THE CUMULATIVE AREA FOR ALL RECREATIONAL AMENITIES SHALL NOT
19 EXCEED 3,500 SQUARE FEET.

20 M. PARKING DESIGN FOR COTTAGE CLUSTER SHOULD FOCUS ON MINIMIZING THE
21 VISUAL DOMINANCE OF CARS TO PRESERVE A PEDESTRIAN FRIENDLY COMMUNITY
22 ATMOSPHERE. PARKING LAYOUTS CAN BE A PERIMETER PLACEMENT OR CLUSTERED
23 SPACES PER COURTYARD. LARGE SURFACE AREA PARKING IS DISCOURAGED.
24 BUFFER ZONES ARE REQUIRED TO SEPARATE PARKING CLUSTERS FROM THE
25 COMMON COURTYARDS.

26 N. BULK REQUIREMENTS:

- 27 (1) MAXIMUM HEIGHT:
28 PRINCIPAL STRUCTURES.....20 FEET
29 (2) MINIMUM STRUCTURE AND USE SETBACKS FROM PROJECT
30 BOUNDARY.....25 FEET
31 (3) MINIMUM STRUCTURE AND USE SETBACKS FROM A PUBLIC STREET RIGHT-

- 1 OF-WAY.....25 FEET
- 2 (4) MINIMUM COMMON COURTYARD WIDTH.....20 FEET
- 3 (5) MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES.....8 FEET
- 4 (6) MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY
- 5 FOR UNITS WITH GARAGES20 FEET
- 6 (7) THE COTTAGE CLUSTER DWELLING UNIT SHALL HAVE A FOOTPRINT
- 7 OF LESS THAN OR EQUAL TO 900 SQUARE FEET
- 8 (8) THE MAXIMUM DENSITY SHALL BE AS FOLLOWS:
- 9

ZONING DISTRICT	MAXIMUM UNITS PER NET ACRE
R-ED, R-H-ED, PGCC, R-20	9
R-12	10
R-SC	11
R-SA-8	12
R-A-15, R-APT	20

10
 11 THE PLANNING BOARD, THROUGH THE APPROVAL OF AN OPTIONAL DESIGN PROJECT, MAY
 12 APPROVE AN ADJUSTMENT TO THE BULK REQUIREMENTS IF THE PETITIONER DEMONSTRATES
 13 THAT THE DESIGN RESULTS IN A HIGHER QUALITY DEVELOPMENT, THAN OTHERWISE
 14 PERMITTED UNDER THE BULK REGULATIONS.

15 o. NO ACCESSORY STRUCTURES OR USES SHALL BE PERMITTED WITHIN THE
 16 DEVELOPMENT, EXCEPT THOSE AMENITY AREAS CONSTRUCTED FOR THE
 17 COMMUNITY, INCLUDING GARDENS, CARPORTS, ACCESSORY SOLAR COLLECTORS,
 18 COMMUNITY GRILL AREA, OR COMMUNITY SHED OR STORAGE.

19 p. THE DEVELOPMENT SHALL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE
 20 DEPARTMENT OF PLANNING AND ZONING GUIDELINES THAT IDENTIFY REQUIRED,
 21 RECOMMENDED AND OPTIONAL FEATURES. THE PETITION SHALL INCLUDE
 22 DESCRIPTIONS OF THE DESIGN FEATURES OF PROPOSED DWELLINGS TO DEMONSTRATE
 23 THEIR APPROPRIATENESS FOR THE AGE-RESTRICTED POPULATION. THE MATERIAL
 24 SUBMITTED SHALL INDICATE HOW UNIVERSAL DESIGN FEATURES WILL BE USED TO
 25 MAKE INDIVIDUAL DWELLINGS ADAPTABLE TO PERSONS WITH MOBILITY OR

1 FUNCTIONAL LIMITATIONS AND HOW THE DESIGN WILL PROVIDE ACCESSIBLE ROUTES
2 BETWEEN PARKING AREAS, SIDEWALKS, DWELLING UNITS AND COMMON AREAS.

3
4 **Section 133.0: Off-Street Parking and Loading Facilities.**

5
6 **D Minimum Parking Requirements for Specific Uses**

7 In the following text, "sf" refers to gross square feet of floor area unless net floor area is approved
8 by the Department of Planning and Zoning. "DPZ" refers to the Department of Planning and
9 Zoning. The parking for multiple uses shall be calculated cumulatively unless otherwise noted or
10 unless approved in accordance with Section 133.0.F.

11
12 **2. Residential Uses**

a. Single-family detached, single-family attached, and mobile homes	2.0 spaces per du in all residential zoning districts. An additional 0.5 spaces per dwelling unit must be provided for visitor parking in all residential zoning districts except RC and RR Districts.
b. Apartments	2.0 spaces per du plus 0.3 spaces per dwelling unit for visitors.
c. Age-[[restricted]]RESTRICTED Adult Housing:	
(1) Single-family detached and Single-family attached dwellings	2.0 spaces per du in all residential zoning districts. An additional 0.3 spaces per dwelling unit must be provided for visitor parking in all residential zoning districts except RC and RR Districts.
(2) Apartments, COTTAGE CLUSTERS and Multi-Plexes	1.0 space per du plus 0.3 space per dwelling unit for visitors.

13
14 **Section 2. And Be It Further Enacted** by the County Council of Howard County, Maryland,
15 *that this Act shall become effective 61 days after its enactment.*