

Amendment No. 1 to Council Bill No. 25-2026

**BY: The Chairperson at the request
of the County Executive**

**Legislative Day No. 8
Date: June 1, 2026**

(This Amendment allows for age restricted adult housing cottage clusters in areas of New Town designated as “single-family low density”, “single-family medium density” and “apartments” on a Final Development Plan.

Regarding cottage cluster age-restricted adult housing utilizing the optional design project, this Amendment also clarifies that density in NT shall be consistent with New Town provisions in the Zoning Regulations.)

1 On page 1, in line 6, insert:

2 “2. By amending:

3 Subsection A.5. of Section 125.0:NT (New Town) District.”

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5 On page 1, in line 7, strike “2” and substitute “3”.

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7 On page 1, in line 10, strike “3” and substitute “4”.

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9 On page 1, in line 14, strike “4” and substitute “5”.

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11 On page 2, after line 14, insert:

12 **“Howard County Zoning Regulations.**

13 **Section 125.0: NT (New Town) District**

14 **A. Definitions, Requirements and Restrictions Applicable to NT Districts**

15 5. The use of land within NT Districts shall be limited to those uses specified in the "Final
16 Development Plan," provided, however, that:

17 a. No uses permitted only in the R-MH or M-2 Districts under these Regulations may be
18 permitted in an NT District; and

19 b. Attached or semi-detached dwellings may be erected only in areas designated

1 "Downtown Revitalization," or "Apartments" on a Final Development Plan. Within
2 areas designated "Downtown Revitalization" such units shall be subject to the
3 provisions of Section 125.0.A. Within areas designated "apartments" such units must
4 be provided:

5 (1) In groups having no more than 10 dwellings attached to one another if attached on
6 the sides, or 16 dwellings if attached back to back; and

7 (2) In such numbers so as not to exceed 10 dwellings for each acre of such use,
8 calculated by multiplying the number of acres so designated by 10; and

9 (3) In such physical relation to each other and to other uses as may be specifically
10 approved on a subdivision layout submitted as part of the Final Development Plan.

11 C. AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTERS MAY BE ERECTED IN AREAS
12 DESIGNATED "SINGLE-FAMILY LOW DENSITY", "SINGLE-FAMILY MEDIUM DENSITY" AND
13 "APARTMENTS" ON A FINAL DEVELOPMENT PLAN. AGE-RESTRICTED ADULT HOUSING
14 COTTAGE CLUSTERS SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 128.0.R."

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16 On page 4, in lines 4 and 15, in each instance, after "R-APT," insert "NT,".

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18 On page 8, in lines 22 and 27, in each instance, after "R-APT," insert "NT,".

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20 On page 11, in line 10, insert:

21 "DENSITY FOR NT DISTRICT IS PURSUANT TO SECTION 125.0.A."