

Introduced 05.04.2026  
Public Hearing 05.18.2026  
Council Action 06.01.2026  
Executive Action 06.10.2026  
Effective Date 08.10.2026

## 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 May 4, 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 May 18, 2026.

By order

Michelle Harrod  
Michelle Harrod, Administrator

This Bill was read the third time on June 1, 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 2 day of June, 2026 at 5<sup>00</sup> a.m./p.m.

By order

Michelle Harrod  
Michelle Harrod, Administrator

Approved Vetoed by the County Executive June 10, 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 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 2. By amending:

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

8  
9 ~~2~~ 3. By amending:

10 Subsection B of Section 126.0: PGCC (Planned Golf Course Community).

11  
12 ~~3~~ 4. By adding:

13 Subsection R “Age-Restricted Adult Housing Cottage Clusters within an Optional Design  
14 Project” to Section 128.0: Supplementary Zoning District Regulations.

15  
16 ~~4~~ 5. By amending

17 Subsection D “Minimum Parking Requirements for Specific Uses” of  
18 Section 133.0: Off-Street Parking and Loading Facilities.

19  
20 **Howard County Zoning Regulations.**

21 **Section 103.0. Definitions.**

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

26  
27 C

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33

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

COTTAGE CLUSTER: A GROUPING, INCLUDING A COMMON COURTYARD, OF AT LEAST FOUR SINGLE  
STORY DETACHED DWELLING UNITS THAT HAVE A FOOTPRINT OF NO MORE THAN 1,200 SQUARE  
FEET AND DOES NOT INCLUDE A BASEMENT.

O

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

**Howard County Zoning Regulations.**

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

A. Definitions, Requirements and Restrictions Applicable to NT Districts

- 5. The use of land within NT Districts shall be limited to those uses specified in the "Final  
Development Plan," provided, however, that:
  - a. No uses permitted only in the R-MH or M-2 Districts under these Regulations may be  
permitted in an NT District; and
  - b. Attached or semi-detached dwellings may be erected only in areas designated  
"Downtown Revitalization," or "Apartments" on a Final Development Plan. Within  
areas designated "Downtown Revitalization" such units shall be subject to the  
provisions of Section 125.0.A. Within areas designated "apartments" such units must  
be provided:
    - (1) In groups having no more than 10 dwellings attached to one another if attached on  
the sides, or 16 dwellings if attached back to back; and
    - (2) In such numbers so as not to exceed 10 dwellings for each acre of such use,  
calculated by multiplying the number of acres so designated by 10; and



- 1 i. Golf courses and country clubs.
- 2 j. Riding academies and stables.
- 3 k. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of
- 4 charitable, social, civic or educational organizations, subject to the requirements of
- 5 Section 128.0.D.
- 6 l. Seasonal sales of Christmas trees or other decorative plant materials, subject to the
- 7 requirements of Section 128.0.D.
- 8 m. Underground pipelines; electric transmission and distribution lines; telephone,
- 9 telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and
- 10 other, similar public utility uses not requiring a Conditional Use.
- 11 n. Commercial communication antennas attached to structures, subject to the
- 12 requirements of Section 128.0.E.
- 13 o. Commercial communication towers located on government property, excluding
- 14 School Board property, and with a height of less than 200 feet measured from ground
- 15 level, subject to the requirements of Section 128.0.E. This height limit does not apply
- 16 to government communication towers, which are permitted as a matter of right under
- 17 the provisions for "Government structures, facilities and uses."
- 18 p. Volunteer fire departments.
- 19 [[r]] Q. Rooftop solar collectors.
- 20 R. AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTER, SUBJECT TO THE REQUIREMENTS
- 21 OF SECTION 128.0.R.
- 22

23 **Section 128.0: Supplementary Zoning District Regulations.**

24

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

26 **DESIGN PROJECT.**

27 **1. PURPOSE AND APPLICABILITY.** THE PURPOSE OF THIS SUBSECTION IS TO EXPAND THE

28 OPTIONAL DESIGN PROJECT PROCESS TO THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8,

29 R-H-ED, R-A-15, R-APT, NT, B-1 OR B-2 DISTRICT WITH A TOTAL DEVELOPMENT

30 AREA NOT EXCEEDING TEN (10) GROSS ACRES. THE INTENT OF THIS REGULATION IS TO

31 ELIMINATE BARRIERS IN THE ZONING REGULATIONS TO PROMOTE HOUSING STOCK

1 DIVERSIFICATION AND EXPAND MISSING MIDDLE HOUSING TYPES. THE GOAL IS TO  
2 ENCOURAGE AGE-RESTRICTED ADULT HOUSING DEVELOPMENTS TO BUILD SMALL TO  
3 MEDIUM HOUSING UNITS THAT ALLOW SENIORS TO DOWNSIZE AND ARE AFFORDABLE  
4 TO LOW TO MIDDLE INCOME HOUSEHOLDS.

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

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

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

20 B. PRIOR TO FILING A FORMAL APPLICATION FOR AN OPTIONAL DESIGN PROJECT, THE  
21 PETITIONER SHALL PRESENT THE OPTIONAL DESIGN PROJECT PLAN TO THE DESIGN  
22 ADVISORY PANEL FOR EVALUATION IN ACCORDANCE WITH THE PROCEDURES  
23 ESTABLISHED IN SECTION 16.1500 OF THE HOWARD COUNTY CODE. THE DESIGN  
24 ADVISORY PANEL RECOMMENDATIONS SHALL BE INCLUDED IN THE TECHNICAL  
25 STAFF REPORT PRODUCED BY THE DEPARTMENT OF PLANNING AND ZONING AND  
26 FORWARDED TO THE PLANNING BOARD FOR ITS CONSIDERATION OF THE OPTIONAL  
27 DESIGN PROJECT.

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

30 (1) AN OPTIONAL DESIGN PROJECT PLAN WHICH INCLUDES SHEETS DEPICTING ALL  
31 EXISTING NATURAL AND CURRENT DEVELOPMENT FEATURES OF THE LAND AREA

1 TO BE INCLUDED IN THE OPTIONAL DESIGN PROJECT, AND ALSO DEPICTING  
2 AND/OR LISTING, AS MAY BE APPROPRIATE, THE FOLLOWING FOR THE PROPOSED  
3 OPTIONAL DESIGN PROJECT:

4 (A) BOUNDARY SURVEY

5 (B) PERMITTED USES

6 (C) BUILDINGS

7 (D) STRUCTURES

8 (E) PARKING AREAS AND NUMBER OF PARKING SPACES

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

10 (G) ON-SITE PEDESTRIAN-RELATED FEATURES AND CONNECTIONS TO

11 OFF-SITE PEDESTRIAN-RELATED FEATURES

12 (H) LANDSCAPING

13 (I) HARDSCAPING

14 (J) RETAINED NATURAL FEATURES SUCH AS WETLANDS, STEEP SLOPES, AND

15 TREE AND FOREST COVER

16 (K) ARCHITECTURAL ELEVATIONS OF ALL SIDES OF ALL BUILDINGS AND

17 SIGNIFICANT STRUCTURES WITH EXTERIOR MATERIALS SPECIFIED

18 (L) EXTERIOR LIGHTING PLAN WITH LIGHTING STRUCTURES AND LIGHT

19 SOURCES GIVEN ON SPECIFIC LIGHTING PRODUCT INFORMATION SHEETS

20 (M) INFORMATION ON THE ADJOINING PROPERTIES, INCLUDING THE OWNER

21 NAME, ZONING, EXISTING USE, AND EXISTING SITE IMPROVEMENTS

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

23 (A) HOW THE PROPOSED OPTIONAL DESIGN PROJECT CONFORMS TO THE

24 PURPOSE STATEMENT IN SECTION 128.0.R.1.

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

26 NOT OVERWHELM THE SURROUNDING COMMUNITY.

27 (C) HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL BE A BENEFIT TO

28 HOWARD COUNTY THAT IS GREATER THAN A CONVENTIONAL

29 DEVELOPMENT ON THE PROPERTY USING THE UNDERLYING ZONING

30 DISTRICT REGULATIONS.

31 (D) SUPPORTING DOCUMENTATION, INCLUDING BUT NOT LIMITED TO

MARKET STUDIES AND TRAFFIC STUDIES.

- 1
- 2 D. THE SUBMITTED OPTIONAL DESIGN PROJECT APPLICATION WILL BE ASSIGNED AN
- 3 OPTIONAL DESIGN PROJECT CASE NUMBER AND THE APPLICATION SHALL BE
- 4 SUBJECT TO THE STANDARD PRELIMINARY REVIEW PROCESS CONDUCTED FOR ALL
- 5 ZONING-RELATED CASES TO DETERMINE IF THE INFORMATION IN THE APPLICATION
- 6 MATERIALS IS SUFFICIENT TO ADEQUATELY EVALUATE THE PROPOSAL. IF THE
- 7 DEPARTMENT OF PLANNING AND ZONING DETERMINES THAT IT NEEDS
- 8 ADDITIONAL INFORMATION AND/OR CLARIFICATIONS, IT SHALL SO NOTIFY THE
- 9 APPLICANT IN WRITING WITHIN 14 DAYS OF RECEIVING THE APPLICATION. ONCE
- 10 THE OPTIONAL DESIGN PROJECT APPLICATION INFORMATION IS DETERMINED TO BE
- 11 SUFFICIENT FOR THE INITIAL FORMAL EVALUATION, THE CASE SHALL BE
- 12 CONSIDERED OFFICIALLY ACCEPTED FOR SCHEDULING PURPOSES.
- 13 E. WITHIN 14 DAYS OF OFFICIALLY ACCEPTING THE CASE FOR SCHEDULING
- 14 PURPOSES, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE A
- 15 REQUIRED FORMAL PROJECT MEETING WITH THE PETITIONER AND/OR THE
- 16 PETITIONER'S PROJECT TEAM IF:
- 17 (1) THE PETITIONER HAS NOT HELD INFORMAL MEETINGS WITH THE DEPARTMENT
- 18 OF PLANNING AND ZONING TO DISCUSS THE OVERALL CONCEPT FOR THE
- 19 INTENDED OPTIONAL DESIGN PROJECT PRIOR TO SUBMITTING THE FORMAL
- 20 APPLICATION, OR
- 21 (2) THE DEPARTMENT OF PLANNING AND ZONING HAS CONCERNS REGARDING THE
- 22 USE, DESIGN, AND OR SCOPE OF THE OPTIONAL DESIGN PROJECT THAT HAVE
- 23 CHANGED FROM WHAT WAS DISCUSSED, INDICATED, AND/OR SHOWN DURING
- 24 THE INFORMAL MEETING(S).
- 25 F. ONCE THE OPTIONAL DESIGN PROJECT IS DETERMINED BY THE DEPARTMENT OF
- 26 PLANNING AND ZONING TO BE SUITABLY IN CONFORMANCE WITH THE PURPOSE
- 27 STATEMENT IN SECTION 128.0.R.1, AT THE DISCRETION OF THE PETITIONER, THE
- 28 PETITIONER MAY SCHEDULE TO HAVE THE OPTIONAL DESIGN PROJECT BE
- 29 REVIEWED BY THE SUBDIVISION REVIEW COMMITTEE (SRC) AT A REGULARLY
- 30 SCHEDULED MEETING OF THE SRC. THE PURPOSE OF THIS OPTIONAL SRC REVIEW
- 31 WOULD BE FOR THE PETITIONER TO HAVE ADVANCE NOTICE OF ANY ISSUES IN THE

- 1           OPTIONAL DESIGN PROJECT THAT WOULD NOT COMPLY WITH ALL TECHNICAL  
2           REQUIREMENTS OF ANY OF THE REVIEWING AGENCIES.
- 3           G. AT THE POINT THAT THE PETITIONER DECIDES TO PROCEED WITH THE OPTIONAL  
4           DESIGN PROJECT AND SO NOTIFIES THE DEPARTMENT OF PLANNING AND  
5           ZONING, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE THE  
6           OPTIONAL DESIGN PROJECT FOR A PLANNING BOARD HEARING. THE  
7           DEPARTMENT OF PLANNING AND ZONING SHALL PREPARE A TECHNICAL STAFF  
8           REPORT ON THE OPTIONAL DESIGN PROJECT, AND FORMALLY ISSUE THIS  
9           TECHNICAL STAFF REPORT AT LEAST TWO WEEKS PRIOR TO THE SCHEDULED  
10          PLANNING BOARD HEARING.
- 11          H. THE PLANNING BOARD SHALL HOLD ITS PUBLIC HEARING ON THE OPTIONAL  
12          DESIGN PROJECT AND MAY TAKE INTO CONSIDERATION ANY COMMENTS  
13          PRESENTED AT THAT PUBLIC HEARING. THE PLANNING BOARD MAY:
- 14           (1) APPROVE THE OPTIONAL DESIGN PROJECT AS PROPOSED, BASED UPON FINDINGS  
15           THAT THE PROPOSED OPTIONAL DESIGN PROJECT WILL ACCOMPLISH THE  
16           PURPOSES OF SECTION 128.0.R.1 AND THE CRITERIA FOR 128.0.R.4;
- 17           (2) APPROVE THE OPTIONAL DESIGN PROJECT WITH REVISIONS OR CONDITIONS,  
18           BASED UPON FINDINGS THAT THE REVISED OPTIONAL DESIGN PROJECT WILL  
19           ACCOMPLISH THE PURPOSES OF SECTION 128.0.R.1 AND THE CRITERIA FOR  
20           128.0.R.4; OR
- 21           (3) DENY THE OPTIONAL DESIGN PROJECT.
- 22          I. THE PLANNING BOARD SHALL ISSUE ITS FORMAL DECISION ON THE OPTIONAL  
23          DESIGN PROJECT IN A DECISION AND ORDER. IF THE OPTIONAL DESIGN PROJECT IS  
24          APPROVED, ALL APPROVED EXHIBITS OF THE OPTIONAL DESIGN PROJECT SHALL BE  
25          STAMPED AS APPROVED BY THE PLANNING BOARD AND SIGNED BY THE PLANNING  
26          BOARD CHAIRPERSON.
- 27          J. NO SITE DEVELOPMENT PLAN SHALL BE APPROVED FOR AN OPTIONAL DESIGN  
28          PROJECT UNLESS THE SITE DEVELOPMENT PLAN CONFORMS SUBSTANTIALLY TO ALL  
29          EXHIBITS OF THE OPTIONAL DESIGN PROJECT AS APPROVED BY THE PLANNING  
30          BOARD. EXCEPT AS PROVIDED BELOW FOR PRE-AUTHORIZED MINOR  
31          MODIFICATIONS, ANY MODIFICATIONS TO ANY PLANNING BOARD APPROVED

1 FEATURES OF THE OPTIONAL DESIGN PROJECT MUST BE APPROVED BY THE  
2 PLANNING BOARD:

- 3 (1) MINOR ADDITIONS TO STRUCTURES, WITH A FLOOR AREA NO LARGER THAN  
4 10% OF THE EXISTING FLOOR AREA OF THE DWELLING, NOT TO EXCEED ~~900~~  
5 1,200 TOTAL SQUARE FEET PER UNIT.
- 6 (2) MINOR ADDITIONS TO PARKING LOTS COMPRISING NO MORE THAN 25% OF  
7 THE ORIGINAL NUMBER OF PARKING SPACES REQUIRED.
- 8 (3) CLEARING OR GRADING THAT DOES NOT EXCEED 5,000 SQUARE FEET IN AREA.
- 9 (4) SIMILAR MINOR MODIFICATIONS AS DETERMINED BY THE DEPARTMENT OF  
10 PLANNING AND ZONING, INCLUDING REDUCTIONS IN THE NUMBER OF  
11 RESIDENTIAL UNITS AND THE INTENSITY OF THE UNIT MIX.

12 **4. COTTAGE CLUSTER AGE-RESTRICTED ADULT HOUSING UTILIZING THE OPTIONAL DESIGN**  
13 **PROJECT.**

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

- 17 A. THE DEVELOPMENT SHALL BE LOCATED WITHIN AN OPTIONAL DESIGN PROJECT.
- 18 B. THE PARCEL SHALL BE LOCATED WITHIN THE PLANNED SERVICE AREA FOR  
19 PUBLIC WATER AND SEWER.
- 20 C. THE MINIMUM DEVELOPMENT AREA IS 20,000 GROSS SQUARE FEET IN THE R-ED, PGCC, R-  
21 20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, NT, B-1 OR B-2 DISTRICTS.
- 22 D. THE MAXIMUM DEVELOPMENT AREA SHALL NOT EXCEED 10 GROSS ACRES.
- 23 E. THE COTTAGE CLUSTER DWELLINGS ARE LIMITED TO AGE-RESTRICTED ADULT  
24 HOUSING. THE PETITION MUST INCLUDE COPIES OF PROPOSED DEED RESTRICTIONS OR  
25 COVENANTS THAT ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE  
26 DEFINITION OF AGE-RESTRICTED ADULT HOUSING WILL BE IMPLEMENTED AND  
27 MAINTAINED.
- 28 F. THE PETITION SHALL ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE  
29 DEFINITION OF THIS USE WILL BE IMPLEMENTED AND MAINTAINED OVER TIME. IF THE  
30 DEVELOPMENT WILL NOT BE A RENTAL COMMUNITY UNDER SINGLE OWNERSHIP, AN  
31 ENTITY SUCH AS A CONDOMINIUM ASSOCIATION OR HOMEOWNERS ASSOCIATION

1 SHALL BE ESTABLISHED TO MAINTAIN AND ENFORCE THE AGE RESTRICTIONS IN  
2 ADDITION TO COUNTY ENFORCEMENT OF ZONING REGULATIONS.

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

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

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

10 (A) AN ARCHITECTURAL TRANSITION WITH BUILDINGS NEAR THE PERIMETER  
11 THAT ARE SIMILAR TO NEIGHBORING DWELLINGS IN SCALE, MATERIALS  
12 AND ARCHITECTURAL DETAIL AS DEMONSTRATED BY ARCHITECTURAL  
13 ELEVATIONS OR RENDERINGS SUBMITTED WITH THE PETITION, OR

14 (B) A LANDSCAPING TRANSITION THAT REFLECTS EXISTING LANDSCAPE  
15 PATTERNS, HAS GRADUAL EDGES THAT SOFTEN VISUAL DIFFERENCES  
16 BETWEEN EXISTING AND PROPOSED DEVELOPMENT, AND MINIMIZES  
17 VISIBILITY OF PARKING AREAS AND DRIVEWAYS AS DEMONSTRATED BY A  
18 LANDSCAPE PLAN SUBMITTED WITH THE PETITION.

19 H. THE OPTIONAL DESIGN PLAN AND THE ARCHITECTURAL DESIGN OF THE BUILDING(S)  
20 SHALL HAVE BEEN REVIEWED BY THE DESIGN ADVISORY PANEL, IN ACCORDANCE  
21 WITH TITLE 16, SUBTITLE 15 OF THE HOWARD COUNTY CODE, PRIOR TO THE  
22 SUBMISSION OF THE SITE DEVELOPMENT PLAN TO THE DEPARTMENT OF PLANNING  
23 AND ZONING. THE PETITIONER SHALL PROVIDE DOCUMENTATION WITH THE PETITION  
24 TO SHOW COMPLIANCE WITH THIS CRITERION.

25 I. ALL OPEN SPACE, COMMON AREAS AND RELATED IMPROVEMENTS SHALL BE  
26 MANAGED AND MAINTAINED BY A COMMON ENTITY, EITHER THE OWNER OF THE  
27 DEVELOPMENT, A CONDOMINIUM ASSOCIATION, OR A HOMEOWNERS  
28 ASSOCIATION.

29 J. LOADING AND TRASH STORAGE AREAS SHALL BE ADEQUATELY  
30 SCREENED FROM VIEW.

31 K. THE DEVELOPMENT SHALL INCLUDE A COMMON COURTYARD SCHEME WHERE THE

1 DWELLING UNITS SHALL BE ORIENTED UNIFORMLY AROUND. THE COMMON  
2 COURTYARD SIZE SHALL BE A MINIMUM OF 250 SQUARE FEET PER DWELLING UNIT  
3 SURROUNDING THE AREA. THE COURTYARD AND OTHER OPEN SPACE OR OPEN AREA  
4 SHALL PROVIDE AMENITIES SUCH AS PATHWAYS, SEATING AREAS AND RECREATION  
5 AREAS FOR THE RESIDENTS, AND SHALL BE PROTECTIVE OF NATURAL FEATURES. THE  
6 COMMON COURTYARD SHALL NOT BE USED TO MEET THE REQUIREMENTS FOR ABOVE  
7 GROUND STORMWATER MANAGEMENT FACILITIES.

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

14 M. PARKING DESIGN FOR COTTAGE CLUSTER SHOULD FOCUS ON MINIMIZING THE  
15 VISUAL DOMINANCE OF CARS TO PRESERVE A PEDESTRIAN FRIENDLY COMMUNITY  
16 ATMOSPHERE. PARKING LAYOUTS CAN BE A PERIMETER PLACEMENT OR CLUSTERED  
17 SPACES PER COURTYARD. LARGE SURFACE AREA PARKING IS DISCOURAGED.  
18 BUFFER ZONES ARE REQUIRED TO SEPARATE PARKING CLUSTERS FROM THE  
19 COMMON COURTYARDS.

20 N. BULK REQUIREMENTS:

- 21 (1) MAXIMUM HEIGHT:  
22 PRINCIPAL STRUCTURES.....~~20~~ 22 FEET  
23 (2) MINIMUM STRUCTURE AND USE SETBACKS FROM PROJECT  
24 BOUNDARY.....25 FEET  
25 (3) MINIMUM STRUCTURE AND USE SETBACKS FROM A PUBLIC STREET RIGHT-  
26 OF-WAY.....25 FEET  
27 (4) MINIMUM COMMON COURTYARD WIDTH.....20 FEET  
28 (5) MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES.....8 FEET  
29 (6) MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY  
30 FOR UNITS WITH GARAGES .....20 FEET  
31 (7) THE COTTAGE CLUSTER DWELLING UNIT SHALL HAVE A FOOTPRINT

1 OF LESS THAN OR EQUAL TO ~~900~~ 1,200 SQUARE FEET

2 (8) THE MAXIMUM DENSITY SHALL BE AS FOLLOWS:

3

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

4 DENSITY FOR NT DISTRICT IS PURSUANT TO SECTION 125.0.A.

5 THE PLANNING BOARD, THROUGH THE APPROVAL OF AN OPTIONAL DESIGN PROJECT, MAY  
6 APPROVE AN ADJUSTMENT TO THE BULK REQUIREMENTS IF THE PETITIONER DEMONSTRATES  
7 THAT THE DESIGN RESULTS IN A HIGHER QUALITY DEVELOPMENT, THAN OTHERWISE  
8 PERMITTED UNDER THE BULK REGULATIONS.

9 O. NO ACCESSORY STRUCTURES OR USES SHALL BE PERMITTED WITHIN THE  
10 DEVELOPMENT, EXCEPT THOSE AMENITY AREAS CONSTRUCTED FOR THE  
11 COMMUNITY, INCLUDING GARDENS, CARPORTS, ACCESSORY SOLAR COLLECTORS,  
12 COMMUNITY GRILL AREA, OR COMMUNITY SHED OR STORAGE.

13 P. THE DEVELOPMENT SHALL INCORPORATE THE MOST RECENT UNIVERSAL DESIGN  
14 FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING GUIDELINES THAT  
15 IDENTIFY REQUIRED, RECOMMENDED AND OPTIONAL FEATURES. THE PETITION SHALL  
16 INCLUDE DESCRIPTIONS OF THE DESIGN FEATURES OF PROPOSED DWELLINGS TO  
17 DEMONSTRATE THEIR APPROPRIATENESS FOR THE AGE-RESTRICTED POPULATION. THE  
18 MATERIAL SUBMITTED SHALL INDICATE HOW THE MOST RECENT UNIVERSAL DESIGN  
19 FEATURES WILL BE USED TO MAKE INDIVIDUAL DWELLINGS ADAPTABLE TO PERSONS  
20 WITH MOBILITY OR FUNCTIONAL LIMITATIONS AND HOW THE DESIGN WILL PROVIDE  
21 ACCESSIBLE ROUTES BETWEEN PARKING AREAS, SIDEWALKS, DWELLING UNITS AND  
22 COMMON AREAS.

23  
24 **Section 133.0: Off-Street Parking and Loading Facilities.**

1 **D Minimum Parking Requirements for Specific Uses**

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

6

7 **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.

8

9 ***Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland,***

10 *that this Act shall become effective 61 days after its enactment.*

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."

4

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

6

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

8

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

10

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 Development Plan," provided, however, that:

16

17

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

18

19

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

I certify that this a true copy of

Am 1 to CB25-2026  
passed on June 1, 2026

Michael DeSena

Council Administrator

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."

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

17  
18 On page 8, in lines 22 and 27, in each instance, after "R-APT," insert "NT,"

19  
20 On page 11, in line 10, insert:

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

**Amendment No. 2 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 changes the maximum height for principal structures.)*

- 1 On page 10, in line 28, strike “20” and substitute “22”.

I certify that this a true copy of  
Am 2 to CB25-2026  
passed on June 1, 2026  
Michael A. Reed  
Council Administrator

**Amendment 3 to Council Bill No. 25- 2026**

**BY: Liz Walsh**

**Legislative Day 8**

**Date: June 1, 2026**

**Amendment No. 3**

*(This Amendment increases the cottage cluster dwelling unit footprint to 1,200 square feet)*

- 1 On page 2, in line 2, strike “900” and substitute “1,200”.
- 2
- 3 On page 8, in line 10, strike “900” and substitute ““1,200”.
- 4
- 5 On page 11, in line 7, strike “900” and substitute “1,200”.

I certify that this a true copy of

Am 3 to CB25-2026  
 passed on June 1, 2026  
Michelle Anderson  
 Council Administrator

W/D

**Amendment 1 to Amendment 3 to Council Bill No. 25-2026**

**BY: Christiana Rigby**

**Legislative Day 8**

**Date: June 1, 2026**

**Amendment No. 1 to Amendment No. 3**

*(This Amendment to Amendment requires Cottage Clusters dwelling units with a footprint of 1,200 square feet only when the dwelling unit is a single story.)*

1 On page 1, strike line 1, in its entirety and substitute the following:

2 “On page 2, in line 2, immediately after “FEET”, insert “OR 1,200 SQUARE FEET ONLY WHEN THE  
3 COTTAGE CLUSTER DWELLING UNIT IS A SINGLE STORY DWELLING AND DOES NOT INCLUDE A  
4 BASEMENT”.

5

6 On page 1, strike line 3, in its entirety and substitute the following:

7 “On page 8, in line 11, immediately after “UNIT”, insert “OR 1,200 SQUARE FEET PER UNIT WHEN  
8 THE COTTAGE CLUSTER DWELLING UNIT IS A SINGLE STORY DWELLING AND DOES NOT INCLUDE A  
9 BASEMENT”.

10

11 On page 1, strike line 5, in its entirety and substitute the following:

12 “On page 11, in line 7, immediately after “FEET”, insert “OR 1,200 SQUARE FEET WHEN THE  
13 DWELLING UNIT IS A SINGLE STORY DWELLING AND DOES NOT INCLUDE A BASEMENT”.

I certify that this a true copy of

Am 1 to Am 3 to CB25-2026  
passed on June 1, 2026

W/D

Michele Hooper  
Council Administrator

**Amendment 4 to Council Bill No. 25- 2026**

**BY: Liz Walsh**

**Legislative Day 8**

**Date: June 1, 2026**

**Amendment No. 4**

*(This Amendment adds the "New Town District" to applicable zoning districts for Age-restricted Adult Housing Cottage Clusters within an optional design project)*

1 On page 4, in line 4, immediately before "B-1", insert "NT,".

2

3 On page 4, in line 15, immediately before "B-1", insert "NT,".

4

5 On page 8, in line 22, immediately before "B-1", insert "NT,".

6

7 One page 8, in line 27, immediately before "B-1", insert "NT,".

8

9 In the table on page 11, in the third row of the first column, after "R-12", insert ", NT".

10

11

I certify that this a true copy of

Am 4 to CB25-2026

~~passed on~~ June 1, 2025

*Not introduced*

Michelle Hester

Council Administrator

**Amendment 5 to Council Bill No. 25- 2026**

**BY: Liz Walsh**

**Legislative Day 8**

**Date: June 1, 2026**

**Amendment No. 5**

*(This Amendment requires that a style guide or pattern book is created)*

1 On page 4, in line 16, strike the second “AND”. On the same page, in line 17, before the period,  
2 insert “; AND (E) EITHER THE DEVELOPER OR THE DEPARTMENT CREATES A STYLE GUIDE OR  
3 PATTERN BOOK THAT WOULD CONTRIBUTE TO PUBLIC AND SPECIFIC NEIGHBORHOODS'  
4 UNDERSTANDING OF HOW A COTTAGE COMMUNITY COULD LOOK”.

5

6

I certify that this a true copy of

Am 5 to CB 25-2026

passed on June 1, 2026

Michelle Goetz

Council Administrator

Failed due to  
Lack of Second

**Amendment 6 to Council Bill No. 25- 2026**

**BY: Liz Walsh**

**Legislative Day 8**

**Date: June 1, 2026**

**Amendment No. 6**

*(This Amendment requires walkable Amenity Areas)*

1 On page 10, in line 10, after "PROVIDE", insert "WALKABLE".

2

3

I certify that this a true copy of

Am 6 to CB25-2026

~~passed on~~ June 1, 2026

*not introduced*

Michelle Hoersch

Council Administrator

**Amendment 7 to Council Bill No. 25- 2026**

**BY: Liz Walsh**

**Legislative Day 8**

**Date: June 1, 2026**

**Amendment No. 7**

*(This amendment requires Cottage Cluster Age-Restricted Adult Housing utilizing the optional design project to incorporate the most recent Universal Design features from the Department of Planning and Zoning)*

- 1 On page 11, in line 19, immediately after “INCORPORATE” insert “THE MOST RECENT”.
- 2 On page 11, in line 24, immediately after “HOW” insert “THE MOST RECENT”.

I certify that this a true copy of

Am 7 to CB 25-2026  
passed on June 1, 2026

Michelle Herron  
Council Administrator

**Amendment 8 to Council Bill No. 25- 2026**

**BY: Liz Walsh**

**Legislative Day 8**

**Date: June 1, 2026**

**Amendment No. 8**

*(This amendment increases the MIHU percentage requirement for Cottage Cluster Adult Housing utilizing the optional design project and prohibits a developer from providing moderate income housing units at a different location or paying a fee-in-lieu of to the Department of Housing and Community Development )*

1 On page 10, in line 14, strike “20%” and substitute “25%”.

2 On page 10, immediately after line 19, insert the following:

3 “(1) THE DEVELOPER SHALL NOT:

4 (A) PROVIDE THE MODERATE INCOME HOUSING UNITS AT A DIFFERENT LOCATION;

5 OR

6 (B) PAY A FEE-IN-LIEU OF TO THE DEPARTMENT OF HOUSING AND COMMUNITY  
7 DEVELOPMENT.”.

8

9 On page 12, in line 3, insert the following:

10 “Q. MODERATE INCOME HOUSING UNITS. AT LEAST 20% OF THE DWELLINGS IN EACH AGE  
11 RESTRICTED ADULT HOUSING COTTAGE CLUSTER DEVELOPMENT SHALL BE MODERATE INCOME  
12 HOUSING UNITS. THE DEVELOPER SHALL NOT:

13 (A) PROVIDE THE MODERATE INCOME HOUSING UNITS AT A DIFFERENT LOCATION;

14 OR

15 (B) PAY A FEE-IN-LIEU OF TO THE DEPARTMENT OF HOUSING AND COMMUNITY  
16 DEVELOPMENT.”.

17

I certify that this a true copy of

Am 8 to CB25-2026

passed on June 1 2026

Michelle Drossel

Council Administrator

Faded due to  
lack of second  
1

**Amendment 1 to Amendment 8 to Council Bill No. 25-2026**

**BY: Liz Walsh**

**Legislative Day 8**

**Date: June 1, 2026**

**Amendment No. 1 to Amendment 8**

*(This Amendment to Amendment imposes a 20% MIHU requirement.)*

1 On page 1, strike line 1, and substitute as follows:

2 “On page 10 strike lines 14-19 in their entirety and substitute the following:

3

4 “AT LEAST 20% OF THE DWELLINGS IN EACH AGE RESTRICTED ADULT HOUSING COTTAGE CLUSTER  
5 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS.”

6

7 On page 1, strike lines 9-16 in their entirety.

8

I certify that this a true copy of

Am 1 to Am 8 to CB 25-2026

passed on June 1, 2026

*Not introduced*

Nicole Hoerst  
Council Administrator

**Amendment 9 Council Bill No. 25-2026**

**BY: Christiana Rigby**

**Legislative Day 8**

**Date: June 1, 2026**

**Amendment No. 9**

*(This Amendment redefines the definition of cottage cluster)*

- 1 On page 2, strike lines 1 and 2 in their entirety, and substitute as follows:
- 2 “COTTAGE CLUSTER: A GROUPING, INCLUDING A COMMON COURTYARD, OF AT LEAST FOUR SINGLE
- 3 STORY DETACHED DWELLING UNITS THAT HAVE A FOOTPRINT OF NO MORE THAN 1,200 SQUARE
- 4 FEET AND DOES NOT INCLUDE A BASEMENT.”.
- 5
- 6 On page 8, line 10 strike “900” and substitute “1,200”.
- 7
- 8 On page 11, line 7, strike “900” and substitute “1,200”.

I certify that this a true copy of

Am 9 to CB25-2026  
passed on June 1, 2026

Michaela Hester  
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-224  
Date Filed: 2/26/26

**Zoning Regulation Amendment Petition**

**Petition Request**

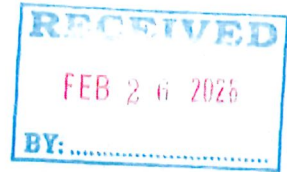
**Description of Proposed Amendment:**  
A zoning regulation amendment to: Define Cottage Clusters Provide where the use will be permitted by right (Cottage clusters in ARAH are allowed by right only where the Optional Design is used.) Add parking requirements to Sec. 133.0.D. ARAH Apts. and multiplexes Add provisions within the optional design section for: Unit Orientation, Landscaping, Bulk Regulations, and Open Spaces

**Petitioner's Representative Information**

**Petitioner's Representative Name:** David Moore  
**Address:** 3430 Court House Drive, Ellicott City, MD, 21043  
**Phone:** (410) 313-2100  
**Email:** dmoore@howardcountymd.gov  
**Profession:** OOL

**Petitioner Information**

**Petitioner Name:** Lynda Eisenberg  
**Petitioners Business Name/Trading As:**  
**Address:** 3430 Court House Drive, Ellicott City, MD, 21043  
**Phone:** (410) 313-2350  
**Email:** zoning@howardcountymd.gov  
**Petitioner's Interest in Subject Property:** Other  
**If the petitioner is not the property owner, please explain:**



**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:

This ZRA will amend the zoning regulations to permit Cottage Cluster ARAH developments allowing for an increased amount of affordable missing middle housing options and to align them with the broader goals of Howard County's General Plan, HoCo By Design, and the County's Housing Opportunities Master Plan.

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.

This ZRA will provide affordable missing middle housing options and adequate housing choices in suitable living environments within the economic reach of all citizens.

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

N/A

**Zoning Regulation Amendment Criteria**

Describe 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 ZRA will provide missing middle housing options by permitting cottage cluster ARAH's by right in districts where the ARAH Conditional uses are permitted excluding the RR, RC, and R-ED districts.

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

This ZRA would amend, add or remove permitted, accessory and conditional uses pertaining to ARAH Cottage Clusters in the PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1, B-2 districts.

**Describe any conflicts that would occur in the Howard County Zoning Regulations as a result of the zoning regulation amendment.**

If adopted, this amendment would not create any conflicts in the Howard County Zoning Regulations. The purpose of the proposed legislation is to provide missing middle housing options and update the Zoning Regulations with the broader goals of HoCo By Design and the County's Housing Opportunities Master Plan.

**Describe 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.**

The General Plan's Dynamic Neighborhood Chapter is supportive of providing attainable and diverse housing options. It emphasizes creating more diverse housing options through the County, increasing housing affordability, and ensuring there are housing options for older adults, disabled populations, and those with special needs. DN-1: DN-12: DN-13: QBD-4:

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

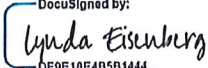
- (i) A list of those impacted parcels;
- (ii) The address of each impacted parcel;
- (iii) The ownership of each impacted parcel; and
- (iv) The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.

This amendment would impact more than 8 parcels

---

## Signatures

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

DocuSigned by:  
  
DE9E10E405D1444... Date 2/26/2026

Petitioner's Signature \_\_\_\_\_ Date \_\_\_\_\_

If the Property Owner is not the Petitioner, you must submit a signed [Property Owners Authorization](#).

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

Digitally Signed by: Justin Tyler

Signature Date: 2026-2-26 14:27:16

---

## CONTACT US

Department of Planning and Zoning  
Public Service and Zoning Division  
3430 Court House Drive, Ellicott City, MD 21043  
TEL: 410.313.2350



**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: \_\_\_\_\_

**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, Lynda Eisenberg, 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.

Lynda Eisenberg

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

DocuSigned by:  
*Lynda Eisenberg*  
DE9E10E4D5B1444...

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

2/27/2026

\_\_\_\_\_  
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:** Lynda Eisenberg  
(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**.

Lynda Eisenberg

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

DocuSigned by:

*Lynda Eisenberg*  
DE9E10E4B5B1444...

2/27/2026

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

\_\_\_\_\_  
Date

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

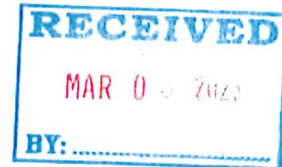
For more information or questions, contact DPZ at (410) 313-2350.

**Petitioner's Proposed Text**

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

**Legislative Text Changes**

**Howard County Zoning Regulations**



**SECTION 103.0: Definitions**

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

**Optional Design Project:** [[The equivalent of a Planned Unit Development in a CR Zoning District, an]] AN Optional Design Project is an alternative development proposal wherein the permitted land uses, the associated land use regulations, the development design, and other intended characteristics for the development site are initially drafted through a deliberative planning process between the developer and the Department of Planning and Zoning, and ultimately subject to final approval by the Planning Board.

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

**B. Uses Permitted as a Matter of Right**

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

1. The following uses shall be permitted as a matter of right in both the Residential Subdistrict and in the Multi-use Subdistrict.
  - a. One single-family detached unit per lot.
  - b. One zero lot line unit per lot.
  - c. Single-family attached dwelling units.
  - d. Apartment units.
  - e. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
  - f. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
  - g. Government buildings, facilities and uses, including public schools and colleges.
  - h. Private recreational facilities, such as parks, athletic fields, swimming pools, basketball courts and tennis courts, reserved for use by residents of a community and their guests. Such facilities shall be located within condominium developments or within communities with recorded covenants and liens which govern and provide financial support for operation of the facilities.
  - i. Golf courses and country clubs.
  - j. Riding academies and stables.

- k. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- l. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
- m. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
- n. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.
- o. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
- p. Volunteer fire departments.
- [[r]] Q. Rooftop solar collectors.
- R. AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTER, SUBJECT TO THE REQUIREMENTS OF SECTION 128.0.R.

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

**Section 128.0.R: AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTERS WITHIN AN OPTIONAL DESIGN PROJECT**

- (1) **PURPOSE AND APPLICABILITY.** THE PURPOSE OF THIS SUBSECTION IS TO EXPAND THE OPTIONAL DESIGN PROJECT PROCESS TO THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICT WITH A TOTAL DEVELOPMENT AREA NOT EXCEEDING TEN (10) GROSS ACRES. THE INTENT OF THIS REGULATION IS TO ELIMINATE BARRIERS IN THE ZONING REGULATIONS TO PROMOTE HOUSING STOCK DIVERSIFICATION AND EXPAND MISSING MIDDLE HOUSING TYPES. THE GOAL IS TO ENCOURAGE AGE-RESTRICTED ADULT HOUSING DEVELOPMENTS TO BUILD SMALL TO MEDIUM HOUSING UNITS THAT ALLOW SENIORS TO DOWNSIZE AND ARE AFFORDABLE TO LOW TO MIDDLE INCOME HOUSEHOLDS.
- (2) **CONDITIONS OF ELIGIBILITY.** THE OPTIONAL DESIGN PROJECT PROCESS PRESCRIBED IN THIS SECTION SHALL BE PERMITTED ONLY WHEN THE PROPOSED PROJECT (A) CONSISTS OF A PARCEL OR ASSEMBLAGE OF PARCELS HAVING A TOTAL DEVELOPMENT AREA NOT TO EXCEED TEN (10) GROSS ACRES; (B) BE LOCATED WITHIN THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICT; (C) IS WITHIN THE PLANNED PUBLIC WATER AND SEWER SERVICE AREA; AND (D) SATISFIES THE PURPOSE SET FORTH IN SECTION 128.0.R.1.
- (3) **PROCEDURE FOR APPROVAL OF AN OPTIONAL DESIGN PROJECT.** PROJECTS THAT SATISFY THE ELIGIBILITY REQUIREMENTS OF SECTION 128.0.R.2 MAY PROCEED UNDER THE FOLLOWING OPTIONAL DESIGN PROJECT PROCESS:
  - 1. THE OWNER OF AN INTEREST IN A TRACT OF LAND MAY SUBMIT AN APPLICATION FOR AN OPTIONAL DESIGN PROJECT. PRIOR TO PREPARING A SPECIFIC PLAN AND SUBMITTING AN APPLICATION, THE PETITIONER IS ENCOURAGED TO MEET WITH THE DEPARTMENT OF PLANNING AND

- ZONING ON AN INFORMAL BASIS TO DISCUSS THE OVERALL CONCEPT FOR THE INTENDED OPTIONAL DESIGN PROJECT.
2. PRIOR TO FILING A FORMAL APPLICATION FOR AN OPTIONAL DESIGN PROJECT, THE PETITIONER SHALL PRESENT THE OPTIONAL DESIGN PROJECT PLAN TO THE DESIGN ADVISORY PANEL FOR EVALUATION IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION 16.1500 OF THE HOWARD COUNTY CODE. THE DESIGN ADVISORY PANEL RECOMMENDATIONS SHALL BE INCLUDED IN THE TECHNICAL STAFF REPORT PRODUCED BY THE DEPARTMENT OF PLANNING AND ZONING AND FORWARDED TO THE PLANNING BOARD FOR ITS CONSIDERATION OF THE OPTIONAL DESIGN PROJECT.
  3. THE FORMAL APPLICATION SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING AND SHALL INCLUDE:
    - a) AN OPTIONAL DESIGN PROJECT PLAN WHICH INCLUDES SHEETS DEPICTING ALL EXISTING NATURAL AND CURRENT DEVELOPMENT FEATURES OF THE LAND AREA TO BE INCLUDED IN THE OPTIONAL DESIGN PROJECT, AND ALSO DEPICTING AND/OR LISTING, AS MAY BE APPROPRIATE, THE FOLLOWING FOR THE PROPOSED OPTIONAL DESIGN PROJECT:
      1. A BOUNDARY SURVEY
      2. PERMITTED USES
      3. BUILDINGS
      4. STRUCTURES
      5. PARKING AREAS AND NUMBER OF PARKING SPACES
      6. POINTS AND WIDTHS OF VEHICULAR INGRESS AND EGRESS
      7. ON-SITE PEDESTRIAN-RELATED FEATURES AND CONNECTIONS TO OFF-SITE PEDESTRIAN-RELATED FEATURES
      8. LANDSCAPING
      9. HARDCAPING
      10. RETAINED NATURAL FEATURES SUCH AS WETLANDS, STEEP SLOPES, AND TREE AND FOREST COVER
      11. ARCHITECTURAL ELEVATIONS OF ALL SIDES OF ALL BUILDINGS AND SIGNIFICANT STRUCTURES WITH EXTERIOR MATERIALS SPECIFIED
      12. EXTERIOR LIGHTING PLAN WITH LIGHTING STRUCTURES AND LIGHT SOURCES GIVEN ON SPECIFIC LIGHTING PRODUCT INFORMATION SHEETS
      13. INFORMATION ON THE ADJOINING PROPERTIES, INCLUDING THE OWNER NAME, ZONING, EXISTING USE, AND EXISTING SITE IMPROVEMENTS
    - b) A WRITTEN JUSTIFICATION STATEMENT THAT EXPRESSES IN DETAIL:
      1. HOW THE PROPOSED OPTIONAL DESIGN PROJECT CONFORMS TO THE PURPOSE STATEMENT IN SECTION 128.0.R.1.
      2. HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL ENHANCE AND NOT OVERWHELM THE SURROUNDING COMMUNITY.
      3. HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL BE A BENEFIT TO HOWARD COUNTY THAT IS GREATER THAN A

CONVENTIONAL DEVELOPMENT ON THE PROPERTY USING THE UNDERLYING ZONING DISTRICT REGULATIONS.

4. SUPPORTING DOCUMENTATION, INCLUDING BUT NOT LIMITED TO MARKET STUDIES AND TRAFFIC STUDIES.
4. THE SUBMITTED OPTIONAL DESIGN PROJECT APPLICATION WILL BE ASSIGNED AN OPTIONAL DESIGN PROJECT CASE NUMBER AND THE APPLICATION SHALL BE SUBJECT TO THE STANDARD PRELIMINARY REVIEW PROCESS CONDUCTED FOR ALL ZONING-RELATED CASES TO DETERMINE IF THE INFORMATION IN THE APPLICATION MATERIALS IS SUFFICIENT TO ADEQUATELY EVALUATE THE PROPOSAL. IF THE DEPARTMENT OF PLANNING AND ZONING DETERMINES THAT IT NEEDS ADDITIONAL INFORMATION AND/OR CLARIFICATIONS, IT SHALL SO NOTIFY THE APPLICANT IN WRITING WITHIN 14 DAYS OF RECEIVING THE APPLICATION. ONCE THE OPTIONAL DESIGN PROJECT APPLICATION INFORMATION IS DETERMINED TO BE SUFFICIENT FOR THE INITIAL FORMAL EVALUATION, THE CASE SHALL BE CONSIDERED OFFICIALLY ACCEPTED FOR SCHEDULING PURPOSES.
5. WITHIN 14 DAYS OF OFFICIALLY ACCEPTING THE CASE FOR SCHEDULING PURPOSES, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE A REQUIRED FORMAL PROJECT MEETING WITH THE PETITIONER AND/OR THE PETITIONER'S PROJECT TEAM IF:
  - a) THE PETITIONER HAS NOT HELD INFORMAL MEETINGS WITH THE DEPARTMENT OF PLANNING AND ZONING TO DISCUSS THE OVERALL CONCEPT FOR THE INTENDED OPTIONAL DESIGN PROJECT PRIOR TO SUBMITTING THE FORMAL APPLICATION, OR
  - b) THE DEPARTMENT OF PLANNING AND ZONING HAS CONCERNS REGARDING THE USE, DESIGN, AND OR SCOPE OF THE OPTIONAL DESIGN PROJECT THAT HAVE CHANGED FROM WHAT WAS DISCUSSED, INDICATED, AND/OR SHOWN DURING THE INFORMAL MEETING(S).
6. ONCE THE OPTIONAL DESIGN PROJECT IS DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING TO BE SUITABLY IN CONFORMANCE WITH THE PURPOSE STATEMENT IN SECTION 128.0.R.1, AT THE DISCRETION OF THE PETITIONER, THE PETITIONER MAY SCHEDULE TO HAVE THE OPTIONAL DESIGN PROJECT BE REVIEWED BY THE SUBDIVISION REVIEW COMMITTEE (SRC) AT A REGULARLY SCHEDULED MEETING OF THE SRC. THE PURPOSE OF THIS OPTIONAL SRC REVIEW WOULD BE FOR THE PETITIONER TO HAVE ADVANCE NOTICE OF ANY ISSUES IN THE OPTIONAL DESIGN PROJECT THAT WOULD NOT COMPLY WITH ALL TECHNICAL REQUIREMENTS OF ANY OF THE REVIEWING AGENCIES.
7. AT THE POINT THAT THE PETITIONER DECIDES TO PROCEED WITH THE OPTIONAL DESIGN PROJECT AND SO NOTIFIES THE DEPARTMENT OF PLANNING AND ZONING, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE THE OPTIONAL DESIGN PROJECT FOR A PLANNING BOARD HEARING. DEPARTMENT OF PLANNING AND ZONING SHALL PREPARE A TECHNICAL STAFF REPORT ON THE OPTIONAL DESIGN PROJECT, AND FORMALLY ISSUE THIS TECHNICAL STAFF REPORT AT LEAST TWO WEEKS PRIOR TO THE SCHEDULED PLANNING BOARD HEARING.

8. THE PLANNING BOARD SHALL HOLD ITS PUBLIC HEARING ON THE OPTIONAL DESIGN PROJECT AND MAY TAKE INTO CONSIDERATION ANY COMMENTS PRESENTED AT THAT PUBLIC HEARING. THE PLANNING BOARD MAY:
  - a) APPROVE THE OPTIONAL DESIGN PROJECT AS PROPOSED, BASED UPON FINDINGS THAT THE PROPOSED OPTIONAL DESIGN PROJECT WILL ACCOMPLISH THE PURPOSES OF SECTION 128.0.R.1 THE CRITERIA FOR 128.0.R.4;
  - b) APPROVE THE OPTIONAL DESIGN PROJECT WITH REVISIONS OR CONDITIONS, BASED UPON FINDINGS THAT THE REVISED OPTIONAL DESIGN PROJECT WILL ACCOMPLISH THE PURPOSES OF SECTION 128.0.R.1; OR
  - c) DENY THE OPTIONAL DESIGN PROJECT.
9. THE PLANNING BOARD SHALL ISSUE ITS FORMAL DECISION ON THE OPTIONAL DESIGN PROJECT IN A DECISION AND ORDER. IF THE OPTIONAL DESIGN PROJECT IS APPROVED, ALL APPROVED EXHIBITS OF THE OPTIONAL DESIGN PROJECT SHALL BE STAMPED AS APPROVED BY THE PLANNING BOARD AND SIGNED BY THE PLANNING BOARD CHAIRPERSON.
10. NO SITE DEVELOPMENT PLAN SHALL BE APPROVED FOR AN OPTIONAL DESIGN PROJECT UNLESS THE SITE DEVELOPMENT PLAN CONFORMS SUBSTANTIALLY TO ALL EXHIBITS OF THE OPTIONAL DESIGN PROJECT AS APPROVED BY THE PLANNING BOARD. EXCEPT AS PROVIDED BELOW FOR PRE-AUTHORIZED MINOR MODIFICATIONS, ANY MODIFICATIONS TO ANY PLANNING BOARD APPROVED FEATURES OF THE OPTIONAL DESIGN PROJECT MUST BE APPROVED BY THE PLANNING BOARD:
  - a) MINOR ADDITIONS TO STRUCTURES, WITH A FLOOR AREA NO LARGER THAN 10% OF THE EXISTING FLOOR AREA OF THE DWELLING, NOT TO EXCEED 900 TOTAL SQUARE FEET PER UNIT.
  - b) MINOR ADDITIONS TO PARKING LOTS COMPRISING NO MORE THAN 25% OF THE ORIGINAL NUMBER OF PARKING SPACES REQUIRED.
  - c) CLEARING OR GRADING THAT DOES NOT EXCEED 5,000 SQUARE FEET IN AREA.
  - d) SIMILAR MINOR MODIFICATIONS AS DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING, INCLUDING REDUCTIONS IN THE NUMBER OF RESIDENTIAL UNITS AND THE INTENSITY OF THE UNIT MIX.

**(4) COTTAGE CLUSTER AGE-RESTRICTED ADULT HOUSING UTILIZING THE OPTIONAL DESIGN PROJECT.**

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

1. THE DEVELOPMENT SHALL BE LOCATED WITHIN AN OPTIONAL DESIGN PROJECT
2. THE PARCEL SHALL BE LOCATED WITHIN THE PLANNED SERVICE AREA FOR PUBLIC WATER AND SEWER.

3. THE MINIMUM DEVELOPMENT AREA IS 20,000 GROSS SQUARE FEET IN THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICTS.
4. THE MAXIMUM DEVELOPMENT AREA SHALL NOT EXCEED 10 GROSS ACRES.
5. THE COTTAGE CLUSTER DWELLINGS 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.
6. THE PETITION SHALL ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE DEFINITION OF THIS USE WILL BE IMPLEMENTED AND MAINTAINED OVER TIME. IF THE DEVELOPMENT WILL NOT BE A RENTAL COMMUNITY UNDER SINGLE OWNERSHIP, AN ENTITY SUCH AS A CONDOMINIUM ASSOCIATION OR HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN AND ENFORCE THE AGE RESTRICTIONS IN ADDITION TO COUNTY ENFORCEMENT OF ZONING REGULATIONS.
7. THE LANDSCAPE CHARACTER OF THE SITE MUST BLEND WITH ADJACENT RESIDENTIAL DEVELOPMENT. TO ACHIEVE THIS:
  - (a) GRADING AND ALL LANDSCAPING SHALL RETAIN AND ENHANCE ELEMENTS THAT ALLOW THE SITE TO BLEND AND BE COMPATIBLE WITH ADJACENT RESIDENTIAL DEVELOPMENT.
  - (b) THE PROJECT SHALL BE COMPATIBLE WITH ADJACENT RESIDENTIAL DEVELOPMENT BY PROVIDING EITHER:
    - i. AN ARCHITECTURAL TRANSITION WITH BUILDINGS NEAR THE PERIMETER THAT ARE SIMILAR TO NEIGHBORING DWELLINGS IN SCALE, 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.
8. THE OPTIONAL DESIGN 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 SITE DEVELOPMENT PLAN TO THE DEPARTMENT OF PLANNING AND ZONING. THE PETITIONER SHALL PROVIDE DOCUMENTATION WITH THE PETITION TO SHOW COMPLIANCE WITH THIS CRITERION.
9. ALL OPEN SPACE, COMMON AREAS AND RELATED IMPROVEMENTS SHALL BE MANAGED AND MAINTAINED BY A COMMON ENTITY, EITHER THE

OWNER OF THE DEVELOPMENT, A CONDOMINIUM ASSOCIATION, OR A HOMEOWNERS ASSOCIATION.

10. LOADING AND TRASH STORAGE AREAS SHALL BE ADEQUATELY SCREENED FROM VIEW.
11. THE DEVELOPMENT SHALL INCLUDE A COMMON COURTYARD SCHEME WHERE THE DWELLING UNITS SHALL BE ORIENTED UNIFROMALLY AROUND. THE COMMON COURTYARD SIZE SHALL BE A MINIMUM OF 250 SQUARE FEET PER DWELLNG UNIT SURROUNDING THE AREA. THE COURTYARD AND OTHER OPEN SPACE OR OPEN AREA SHALL PROVIDE AMENITIES SUCH AS PATHWAYS, SEATING AREAS AND RECREATION AREAS FOR THE RESIDENTS, AND SHALL BE PROTECTIVE OF NATURAL FEATURES.
12. A 20% MIHU REQUIREMENT WILL BE IMPOSED IF A DEVELOPMENT WILL CONTAIN ANY CONSTRUCTED AMENITY AREAS INCLUDING GYMS, POOLS, SPORTS COURTS, CLUBHOUSES OR OTHER CONSTRUCTED OUTDOOR RECREATION FACILITIES. THE MINIMUM SIZE OF A CONSTRUCTED AMENITY AREA SHALL BE AT LEAST 500 SQUARE FEET.
13. BULK REQUIREMENTS:
  - a) MAXIMUM HEIGHT:  
PRINCIPAL STRUCTURES.....20 FEET
  - b) MINIMUM STRUCTURE AND USE SETBACKS FROM PROJECT BOUNDARY.....50 FEET
  - c) MINIMUM STRUCTURE AND USE SETBACKS FROM A PUBLIC STREET RIGHT-OF-WAY.....25 FEET
  - d) MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES.....8 FEET
  - e) MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY FOR UNITS WITH GARAGES .....20 FEET
  - f) THE COTTAGE CLUSTER DWELLING UNIT SHALL HAVE A FOOTPRINT OF LESS THAN OR EQUAL TO 900 SQUARE FEET
  - g) THE MAXIMUM DENSITY SHALL BE AS FOLLOWS:

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

14. NO ACCESSORY STRUCTURES OR USES SHALL BE PERMITTED WITHIN THE DEVELOPMENT, EXCEPT THOSE AMENITY AREAS CONSTRUCTED FOR THE COMMUNITY.
15. THE DEVELOPMENT SHALL 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 POPULATION. THE MATERIAL 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 PARKING AREAS, SIDEWALKS, DWELLING UNITS AND COMMON AREAS.

**Section 133.0.D Minimum Parking Requirements for Specific Uses**

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

**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 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.



## 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 April 9, 2026*

#### **Case No./Petitioner: ZRA-224; Department of Planning and Zoning**

Request: The purpose of this Zoning Regulation Amendment (ZRA) is to permit Cottage Cluster Age-Restricted Adult Housing developments allowing for an increased amount of affordable missing middle housing options and to align them with the broader goals of Howard County's General Plan, HoCo By Design and the County's Housing Opportunities Master Plan.

The ZRA includes:

- Created and added a definition of Cottage Clusters
- Amended the definition for an Optional Design Project
- Amended the Uses Permitted as a Matter of Right in the PGCC district
- Amended the supplemental zoning regulations for a Cottage Cluster Age-Restricted Adult Housing development within an Optional Design Project
- Amended the Parking Requirements for residential uses to include this use

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

##### **Cottage Cluster Developments**

The Department of Planning and Zoning (DPZ) does not have history of cottage cluster developments in the Zoning Regulations.

##### **Age-Restricted Adult Housing (ARAH)**

In 1988, "Housing for elderly and/or handicapped persons" was added to the Zoning Regulations as a special exception. In 2001, "Housing for elderly and/or handicapped persons" was replaced with "Age-Restricted Adult Housing (ARAH)." Today, ARAH is permitted by right in the CCT, PSC, R-SI, TNC, POR and PEC districts and permitted by conditional use in the B-1, B-2, RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-A-15, R-APT and R-H-ED districts.

##### **Optional Design Project**

Optional Design Project was added to the Zoning Regulations during the 2013 Comprehensive Zoning Plan as a design process specific to the CR (Commercial Redevelopment) zoning district. It is a deliberative planning process between the developer and DPZ, and ultimately subject to final approval by the Planning Board.

## 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.

### **Sec. 103.0: Definitions**

The Petitioner is proposing to amend the following definitions:

- Create a definition for Cottage Cluster
- Amend the definition of Optional Design Project
  - Remove the reference that an Optional Design Project is only permitted in the CR zoning district

### **Sec. 126.0: Planned Golf Course Community (PGCC)**

The Petitioner is proposing to add Age-Restricted Adult Housing Cottage Clusters as a use Permitted as a matter of right, subject to the requirements of Section 128.0.R.

### **Sec. 128.0.A.12: Supplemental Zoning Regulations**

The Section contains the Supplemental Regulations for zoning districts with Section A-O outlining different provisions for certain zoning districts.

The Petitioner proposes adding a new subsection “R” to promote housing stock diversification and expand missing middle housing types, and to encourage age-restricted adult housing developments to build small to medium housing units that allow seniors to downsize and are affordable for low to middle income households, subject to the following criteria:

- The parcel is developed using the Optional Design Project process.
- The parcel is within the Planned Service Area for public water and sewer.
- The property is zoned R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 or B-2 Districts.
- The minimum development area is 20,000 gross square feet.
- The maximum development area is 10 gross acres.
- The cottage cluster dwellings are limited to Age-Restricted Adult Housing. Deed restrictions or covenants are required that establish how the age restrictions will be implemented and maintained.
- The cottage cluster development must include the following design criteria:
  - The landscape character of the site must blend with adjacent residential

- development.
- The optional design project and the architectural design of the building(s) are reviewed by the Design Advisory Panel.
- The development must include a common courtyard scheme. The common courtyard size shall be a minimum of 250 square feet per dwelling unit. A common entity will manage all open space, common areas and related improvements.
- Loading and trash storage areas shall be adequately screened from view.
- A 20% MIHU requirement will be imposed if a development will contain any constructed amenity area. The minimum size of a constructed amenity area shall be at least 500 square feet. The cumulative area for all recreational amenities shall not exceed 3,500 square feet.
- The development must comply with specific bulk requirements, unless an adjustment is approved by the Planning Board.
- No accessory structures or uses shall be permitted within the development, except those amenity areas constructed for the community.
- The development shall incorporate universal design features.

**Sec. 133.0.D: Off-Street Parking and Loading Facilities: Minimum Parking Requirements for Specific Uses**

The Petitioner is proposing to amend the Age-restricted Adult Housing parking requirements to add Cottage Cluster to the Apartment and Multi-plex parking category.

**III. EVALUATION OF PROPOSAL**

This section contains the Department of Planning and Zoning (DPZ) technical evaluation of ZRA-224 in accordance with Section 16.208(f) 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.**

Staff does not anticipate this ZRA would produce adverse impacts that are substantially greater than what the current regulations allow. This amendment would have a general impact on all properties zoned R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 or B-2 districts. This ZRA will provide missing middle housing options by permitting Age-Restricted Adult Housing Cottage Clusters by right in the above districts under Optional Design Project guidelines.

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

This ZRA would add Age-Restricted Adult Housing Cottage Clusters to the R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 or B-2 districts on parcels 20,000 square feet or great up to 10 acres. A map detailing each of these uses and the properties to which the uses could apply are provided in Attachments A.

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

If adopted, this amendment would not create any conflicts in the Howard County Zoning Regulations. The purpose of the proposed legislation is to provide missing middle housing options and update the Zoning Regulations with the broader goals of HoCo By Design and the County's Housing Opportunities Master Plan.

**(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, Howard County's General Plan, describes a cluster of homes oriented around a common green space as one form of "missing middle housing." As defined in HoCo By Design, missing middle housing refers to "a range of small- to medium-size home choices that are available at different price points" which are "compatible in scale and character with surrounding neighborhoods."

The proposed ZRA is strongly supported by the Dynamic Neighborhoods chapter of HoCo By Design, which is supportive of providing attainable and diverse housing options. It emphasizes creating more diverse housing options through the County, increasing housing affordability, and ensuring there are housing options for older adults, disabled populations and those with special needs. The below Policy Statements and Implementation Actions are taken from HoCo By Design and are supportive of the proposed ZRA.

**Policy Statement DN-1** states to "Increase Opportunities for missing middle housing through the creation and use of zoning tools and incentives." The Implementing Actions include expanding the types of housing allowed in the Zoning Regulations to include missing middle housing including cottage clusters, evaluating flexible zoning standards to create missing middle housing opportunities, and establishing regulations to disperse missing middle housing throughout the County.

**Policy Statement DN-5** states to “Allow the development of small-scale missing middle housing and accessory dwelling units (ADUs) that are consistent with the character and integrity of their surroundings, meet specific site conditions in single-family neighborhoods, and comply with all applicable APFO and parking requirements.” The Implementing Actions include exploring zoning and other incentives for minor subdivisions that consist of missing middle housing types.

**Policy Statement DN-12** states to “Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.” The Implementing Actions include using zoning tools and incentives that increase the supply of missing middle housing, provide flexibility in the Zoning Regulations for accessibility to allow older adults to downsize in their community, and encouraging Age-Restricted Adult Housing development to build small- to medium-scale housing units to include apartments, condominiums, townhouses, and missing middle housing type that allow seniors to downsize.

The Quality By Design chapter contains policies and implementing actions regarding the future character of new development. It recommends considering whether the role of the Design Advisory Panel should be expanded to other areas within Howard County and recommends developing context-sensitive design standards appropriate for various scales of infill development to effectively transition between larger developments and established uses, and to encourage compatibility of small-scale infill within established neighborhoods.

### Conclusion

This proposed ZRA advances HoCo By Design’s policies for increasing opportunities for missing middle housing through zoning. Further, it provides a design review process such that proposed age-restricted adult housing cottage clusters will be evaluated in terms of physical accessibility (with universal design standards) and sensitivity to surrounding neighborhoods (with context-sensitive design and Design Advisory Panel review) – design elements supported by the General Plan’s policies.

### Environmental Policies and Objectives

The proposed ZRA-224 is not in conflict with the environmental policies and objectives in HoCo By Design. The proposed ZRA would not change any development requirements for sensitive resource protection, stormwater management or forest conservation.

DocuSigned by:

*Lynda Eisenberg*

4220B635863942E...

Lynda D. Eisenberg, AICP, Director

3/26/2026

Date

## Exhibit A

### Petitioner’s Proposed Text

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

### Legislative Text Changes

#### Howard County Zoning Regulations

1 **SECTION 103.0: Definitions**

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

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

12 **Section 126.0: PGCC (Planned Golf Course Community)**

13

14 **B. Uses Permitted as a Matter of Right**

15

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

19

20 1. The following uses shall be permitted as a matter of right in both the Residential Subdistrict and  
21 in the Multi-use Subdistrict.

22 a. One single-family detached unit per lot.

23 b. One zero lot line unit per lot.

24 c. Single-family attached dwelling units.

25 d. Apartment units.

26 e. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock  
27 shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.

28 f. Conservation areas, including wildlife and forest preserves, environmental management areas,  
29 reforestation areas, and similar uses.

30 g. Government buildings, facilities and uses, including public schools and colleges.

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

27 **Section 128.0: Supplementary Zoning District Regulations.**

28 **Section 128.0.R: AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTERS WITHIN**  
29 **AN OPTIONAL DESIGN PROJECT**

- 30 (1) **PURPOSE AND APPLICABILITY.** THE PURPOSE OF THIS SUBSECTION IS TO
- 31 EXPAND THE OPTIONAL DESIGN PROJECT PROCESS TO THE R-ED, PGCC, R-20, R-
- 32 12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICTS WITH A TOTAL
- 33 DEVELOPMENT AREA NOT EXCEEDING TEN (10) GROSS ACRES. THE INTENT OF
- 34 THIS REGULATION IS TO ELIMANTE BARRIERS IN THE ZONING REGULATIONS TO
- 35 PROMOTE HOUSING STOCK DIVERSIFICATION AND EXPAND MISSING MIDDLE
- 36 HOUSING TYPES. THE GOAL IS TO ENCOURAGE AGE-RESTRICTED ADULT
- 37 HOUSING DEVELOPMENTS TO BUILD SMALL TO MEDIUM HOUSING UNITS THAT
- 38 ALLOW SENIORS TO DOWNSIZE AND ARE AFFORDABLE TO LOW TO MIDDLE
- 39 INCOME HOUSEHOLDS.
- 40
- 41 (2) **CONDITIONS OF ELIGIBILITY.** THE OPTIONAL DESIGN PROJECT PROCESS
- 42 PRESCRIBED IN THIS SECTION SHALL BE PERMITTED ONLY WHEN THE PROPOSED

1 PROJECT (A) CONSISTS OF A PARCEL OR ASSEMBLAGE OF PARCELS HAVING A  
 2 TOTAL DEVELOPMENT AREA NOT TO EXCEED TEN (10) GROSS ACRES; (B) BE  
 3 LOCATED WITHIN THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT,  
 4 B-1 OR B-2 DISTRICTS; (C) IS WITHIN THE PLANNED PUBLIC WATER AND SEWER  
 5 SERVICE AREA; AND (D) SATISFIES THE PURPOSE SET FORTH IN SECTION  
 6 128.0.R.1.  
 7

8 **(3) PROCEDURE FOR APPROVAL OF AN OPTIONAL DESIGN PROJECT. PROJECTS**  
 9 **THAT SATISFY THE ELIGIBILITY REQUIREMENTS OF SECTION 128.0.R.2 MAY**  
 10 **PROCEED UNDER THE FOLLOWING OPTIONAL DESIGN PROJECT PROCESS:**

- 11 1. THE OWNER OF AN INTEREST IN A TRACT OF LAND MAY SUBMIT AN  
 12 APPLICATION FOR AN OPTIONAL DESIGN PROJECT. PRIOR TO PREPARING  
 13 A SPECIFIC PLAN AND SUBMITTING AN APPLICATION, THE PETITIONER IS  
 14 ENCOURAGED TO MEET WITH THE DEPARTMENT OF PLANNING AND  
 15 ZONING ON AN INFORMAL BASIS TO DISCUSS THE OVERALL CONCEPT  
 16 FOR THE INTENDED OPTIONAL DESIGN PROJECT.
- 17 2. PRIOR TO FILING A FORMAL APPLICATION FOR AN OPTIONAL DESIGN  
 18 PROJECT, THE PETITIONER SHALL PRESENT THE OPTIONAL DESIGN  
 19 PROJECT PLAN TO THE DESIGN ADVISORY PANEL FOR EVALUATION IN  
 20 ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION 16.1500  
 21 OF THE HOWARD COUNTY CODE. THE DESIGN ADVISORY PANEL  
 22 RECOMMENDATIONS SHALL BE INCLUDED IN THE TECHNICAL STAFF  
 23 REPORT PRODUCED BY THE DEPARTMENT OF PLANNING AND ZONING  
 24 AND FORWARDED TO THE PLANNING BOARD FOR ITS CONSIDERATION OF  
 25 THE OPTIONAL DESIGN PROJECT.
- 26 3. THE FORMAL APPLICATION SHALL BE SUBMITTED TO THE DEPARTMENT  
 27 OF PLANNING AND ZONING AND SHALL INCLUDE:
  - 28 a) AN OPTIONAL DESIGN PROJECT PLAN WHICH INCLUDES SHEETS  
 29 DEPICTING ALL EXISTING NATURAL AND CURRENT  
 30 DEVELOPMENT FEATURES OF THE LAND AREA TO BE INCLUDED  
 31 IN THE OPTIONAL DESIGN PROJECT, AND ALSO DEPICTING  
 32 AND/OR LISTING, AS MAY BE APPROPRIATE, THE FOLLOWING FOR  
 33 THE PROPOSED OPTIONAL DESIGN PROJECT:
    - 34 1. A BOUNDARY SURVEY
    - 35 2. PERMITTED USES
    - 36 3. BUILDINGS
    - 37 4. STRUCTURES
    - 38 5. PARKING AREAS AND NUMBER OF PARKING SPACES
    - 39 6. POINTS AND WIDTHS OF VEHICULAR INGRESS AND EGRESS
    - 40 7. ON-SITE PEDESTRIAN-RELATED FEATURES AND
    - 41 CONNECTIONS TO OFF-SITE PEDESTRIAN-RELATED
    - 42 FEATURES
    - 43 8. LANDSCAPING

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

- 9. HARDSCAPING
- 10. RETAINED NATURAL FEATURES SUCH AS WETLANDS, STEEP SLOPES, AND TREE AND FOREST COVER
- 11. ARCHITECTURAL ELEVATIONS OF ALL SIDES OF ALL BUILDINGS AND SIGNIFICANT STRUCTURES WITH EXTERIOR MATERIALS SPECIFIED
- 12. EXTERIOR LIGHTING PLAN WITH LIGHTING STRUCTURES AND LIGHT SOURCES GIVEN ON SPECIFIC LIGHTING PRODUCT INFORMATION SHEETS
- 13. INFORMATION ON THE ADJOINING PROPERTIES, INCLUDING THE OWNER NAME, ZONING, EXISTING USE, AND EXISTING SITE IMPROVEMENTS
- b) A WRITTEN JUSTIFICATION STATEMENT THAT EXPRESSES IN DETAIL:
  - 1. HOW THE PROPOSED OPTIONAL DESIGN PROJECT CONFORMS TO THE PURPOSE STATEMENT IN SECTION 128.0.R.1.
  - 2. HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL ENHANCE AND NOT OVERWHELM THE SURROUNDING COMMUNITY.
  - 3. HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL BE A BENEFIT TO HOWARD COUNTY THAT IS GREATER THAN A CONVENTIONAL DEVELOPMENT ON THE PROPERTY USING THE UNDERLYING ZONING DISTRICT REGULATIONS.
  - 4. SUPPORTING DOCUMENTATION, INCLUDING BUT NOT LIMITED TO MARKET STUDIES AND TRAFFIC STUDIES.
- 4. THE SUBMITTED OPTIONAL DESIGN PROJECT APPLICATION WILL BE ASSIGNED AN OPTIONAL DESIGN PROJECT CASE NUMBER AND THE APPLICATION SHALL BE SUBJECT TO THE STANDARD PRELIMINARY REVIEW PROCESS CONDUCTED FOR ALL ZONING-RELATED CASES TO DETERMINE IF THE INFORMATION IN THE APPLICATION MATERIALS IS SUFFICIENT TO ADEQUATELY EVALUATE THE PROPOSAL. IF THE DEPARTMENT OF PLANNING AND ZONING DETERMINES THAT IT NEEDS ADDITIONAL INFORMATION AND/OR CLARIFICATIONS, IT SHALL SO NOTIFY THE APPLICANT IN WRITING WITHIN 14 DAYS OF RECEIVING THE APPLICATION. ONCE THE OPTIONAL DESIGN PROJECT APPLICATION INFORMATION IS DETERMINED TO BE SUFFICIENT FOR THE INITIAL FORMAL EVALUATION, THE CASE SHALL BE CONSIDERED OFFICIALLY ACCEPTED FOR SCHEDULING PURPOSES.
- 5. WITHIN 14 DAYS OF OFFICIALLY ACCEPTING THE CASE FOR SCHEDULING PURPOSES, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE A REQUIRED FORMAL PROJECT MEETING WITH THE PETITIONER AND/OR THE PETITIONER'S PROJECT TEAM IF:

- 1 a) THE PETITIONER HAS NOT HELD INFORMAL MEETINGS WITH THE  
2 DEPARTMENT OF PLANNING AND ZONING TO DISCUSS THE  
3 OVERALL CONCEPT FOR THE INTENDED OPTIONAL DESIGN  
4 PROJECT PRIOR TO SUBMITTING THE FORMAL APPLICATION, OR  
5 b) THE DEPARTMENT OF PLANNING AND ZONING HAS CONCERNS  
6 REGARDING THE USE, DESIGN, AND OR SCOPE OF THE OPTIONAL  
7 DESIGN PROJECT THAT HAVE CHANGED FROM WHAT WAS  
8 DISCUSSED, INDICATED, AND/OR SHOWN DURING THE INFORMAL  
9 MEETING(S).
- 10 6. ONCE THE OPTIONAL DESIGN PROJECT IS DETERMINED BY THE  
11 DEPARTMENT OF PLANNING AND ZONING TO BE SUITABLY IN  
12 CONFORMANCE WITH THE PURPOSE STATEMENT IN SECTION 128.0.R.1, AT  
13 THE DISCRETION OF THE PETITIONER, THE PETITIONER MAY SCHEDULE  
14 TO HAVE THE OPTIONAL DESIGN PROJECT BE REVIEWED BY THE  
15 SUBDIVISION REVIEW COMMITTEE (SRC) AT A REGULARLY SCHEDULED  
16 MEETING OF THE SRC. THE PURPOSE OF THIS OPTIONAL SRC REVIEW  
17 WOULD BE FOR THE PETITIONER TO HAVE ADVANCE NOTICE OF ANY  
18 ISSUES IN THE OPTIONAL DESIGN PROJECT THAT WOULD NOT COMPLY  
19 WITH ALL TECHNICAL REQUIREMENTS OF ANY OF THE REVIEWING  
20 AGENCIES.
- 21 7. AT THE POINT THAT THE PETITIONER DECIDES TO PROCEED WITH THE  
22 OPTIONAL DESIGN PROJECT AND SO NOTIFIES THE DEPARTMENT OF  
23 PLANNING AND ZONING, THE DEPARTMENT OF PLANNING AND ZONING  
24 SHALL SCHEDULE THE OPTIONAL DESIGN PROJECT FOR A PLANNING  
25 BOARD HEARING. DEPARTMENT OF PLANNING AND ZONING SHALL  
26 PREPARE A TECHNICAL STAFF REPORT ON THE OPTIONAL DESIGN  
27 PROJECT, AND FORMALLY ISSUE THIS TECHNICAL STAFF REPORT AT  
28 LEAST TWO WEEKS PRIOR TO THE SCHEDULED PLANNING BOARD  
29 HEARING.
- 30 8. THE PLANNING BOARD SHALL HOLD ITS PUBLIC HEARING ON THE  
31 OPTIONAL DESIGN PROJECT AND MAY TAKE INTO CONSIDERATION ANY  
32 COMMENTS PRESENTED AT THAT PUBLIC HEARING. THE PLANNING  
33 BOARD MAY:
- 34 a) APPROVE THE OPTIONAL DESIGN PROJECT AS PROPOSED, BASED  
35 UPON FINDINGS THAT THE PROPOSED OPTIONAL DESIGN  
36 PROJECT WILL ACCOMPLISH THE PURPOSES OF SECTION 128.0.R.1  
37 THE CRITERIA FOR 128.0.R.4;
- 38 b) APPROVE THE OPTIONAL DESIGN PROJECT WITH REVISIONS OR  
39 CONDITIONS, BASED UPON FINDINGS THAT THE REVISED  
40 OPTIONAL DESIGN PROJECT WILL ACCOMPLISH THE PURPOSES  
41 OF SECTION 128.0.R.1; OR  
42 c) DENY THE OPTIONAL DESIGN PROJECT.

- 1                    9. THE PLANNING BOARD SHALL ISSUE ITS FORMAL DECISION ON THE  
2                    OPTIONAL DESIGN PROJECT IN A DECISION AND ORDER. IF THE OPTIONAL  
3                    DESIGN PROJECT IS APPROVED, ALL APPROVED EXHIBITS OF THE  
4                    OPTIONAL DESIGN PROJECT SHALL BE STAMPED AS APPROVED BY THE  
5                    PLANNING BOARD AND SIGNED BY THE PLANNING BOARD CHAIRPERSON.  
6                    10. NO SITE DEVELOPMENT PLAN SHALL BE APPROVED FOR AN OPTIONAL  
7                    DESIGN PROJECT UNLESS THE SITE DEVELOPMENT PLAN CONFORMS  
8                    SUBSTANTIALLY TO ALL EXHIBITS OF THE OPTIONAL DESIGN PROJECT AS  
9                    APPROVED BY THE PLANNING BOARD. EXCEPT AS PROVIDED BELOW FOR  
10                   PRE-AUTHORIZED MINOR MODIFICATIONS, ANY MODIFICATIONS TO ANY  
11                   PLANNING BOARD APPROVED FEATURES OF THE OPTIONAL DESIGN  
12                   PROJECT MUST BE APPROVED BY THE PLANNING BOARD:  
13                        a) MINOR ADDITIONS TO STRUCTURES, WITH A FLOOR AREA NO  
14                        LARGER THAN 10% OF THE EXISTING FLOOR AREA OF THE  
15                        DWELLING, NOT TO EXCEED 900 TOTAL SQUARE FEET PER UNIT.  
16                        b) MINOR ADDITIONS TO PARKING LOTS COMPRISING NO MORE  
17                        THAN 25% OF THE ORIGINAL NUMBER OF PARKING SPACES  
18                        REQUIRED.  
19                        c) CLEARING OR GRADING THAT DOES NOT EXCEED 5,000 SQUARE  
20                        FEET IN AREA.  
21                        d) SIMILAR MINOR MODIFICATIONS AS DETERMINED BY THE  
22                        DEPARTMENT OF PLANNING AND ZONING, INCLUDING  
23                        REDUCTIONS IN THE NUMBER OF RESIDENTIAL UNITS AND THE  
24                        INTENSITY OF THE UNIT MIX.

25  
26                    **(4) COTTAGE CLUSTER AGE-RESTRICTED ADULT HOUSING UTILIZING THE**  
27                    **OPTIONAL DESIGN PROJECT.**  
28

29                    AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTER DEVELOPMENTS ARE PERMITTED  
30                    AS A MATTER OF RIGHT IN THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-  
31                    15, R-APT, B-1 OR B-2 DISTRICTS, PROVIDED THAT:

- 32  
33                    1. THE DEVELOPMENT SHALL BE LOCATED WITHIN AN OPTIONAL DESIGN  
34                    PROJECT  
35  
36                    2. THE PARCEL SHALL BE LOCATED WITHIN THE PLANNED SERVICE AREA  
37                    FOR PUBLIC WATER AND SEWER.  
38

- 1                    3. THE MINIMUM DEVELOPMENT AREA IS 20,000 GROSS SQUARE FEET IN THE  
2                    R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2  
3                    DISTRICTS.  
4
- 5                    4. THE MAXIMUM DEVELOPMENT AREA SHALL NOT EXCEED 10 GROSS  
6                    ACRES.
- 7                    5. THE COTTAGE CLUSTER DWELLINGS ARE LIMITED TO AGE-RESTRICTED  
8                    ADULT HOUSING. THE PETITION MUST INCLUDE COPIES OF PROPOSED  
9                    DEED RESTRICTIONS OR COVENANTS THAT ESTABLISH HOW THE AGE  
10                    RESTRICTIONS REQUIRED UNDER THE DEFINITION OF AGE-RESTRICTED  
11                    ADULT HOUSING WILL BE IMPLEMENTED AND MAINTAINED.
- 12                   6. THE PETITION SHALL ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED  
13                   UNDER THE DEFINITION OF THIS USE WILL BE IMPLEMENTED AND  
14                   MAINTAINED OVER TIME. IF THE DEVELOPMENT WILL NOT BE A RENTAL  
15                   COMMUNITY UNDER SINGLE OWNERSHIP, AN ENTITY SUCH AS A  
16                   CONDOMINIUM ASSOCIATION OR HOMEOWNERS ASSOCIATION SHALL BE  
17                   ESTABLISHED TO MAINTAIN AND ENFORCE THE AGE RESTRICTIONS IN  
18                   ADDITION TO COUNTY ENFORCEMENT OF ZONING REGULATIONS.
- 19                   7. THE LANDSCAPE CHARACTER OF THE SITE MUST BLEND WITH ADJACENT  
20                   RESIDENTIAL DEVELOPMENT. TO ACHIEVE THIS:  
21                   (a) GRADING AND ALL LANDSCAPING SHALL RETAIN AND ENHANCE  
22                   ELEMENTS THAT ALLOW THE SITE TO BLEND AND BE COMPATIBLE  
23                   WITH ADJACENT RESIDENTIAL DEVELOPMENT.  
24                   (b) THE PROJECT SHALL BE COMPATIBLE WITH ADJACENT RESIDENTIAL  
25                   DEVELOPMENT BY PROVIDING EITHER:  
26                       i. AN ARCHITECTURAL TRANSITION WITH BUILDINGS NEAR THE  
27                       PERIMETER THAT ARE SIMILAR TO NEIGHBORING DWELLINGS  
28                       IN SCALE, MATERIALS AND ARCHITECTURAL DETAIL AS  
29                       DEMONSTRATED BY ARCHITECTURAL ELEVATIONS OR  
30                       RENDERINGS SUBMITTED WITH THE PETITION, OR  
31                       ii. ADDITIONAL BUFFERING ALONG THE PERIMETER OF THE SITE,  
32                       THROUGH RETENTION OF EXISTING FOREST OR LANDSCAPING,  
33                       ENHANCED LANDSCAPING, BERMS OR INCREASED SETBACKS.  
34
- 35                   8. THE OPTIONAL DESIGN PLAN AND THE ARCHITECTURAL DESIGN OF THE  
36                   BUILDING(S) SHALL HAVE BEEN REVIEWED BY THE DESIGN ADVISORY  
37                   PANEL, IN ACCORDANCE WITH TITLE 16, SUBTITLE 15 OF THE HOWARD

1 COUNTY CODE, PRIOR TO THE SUBMISSION OF THE SITE DEVELOPMENT  
2 PLAN TO THE DEPARTMENT OF PLANNING AND ZONING. THE PETITIONER  
3 SHALL PROVIDE DOCUMENTATION WITH THE PETITION TO SHOW  
4 COMPLIANCE WITH THIS CRITERION.  
5

6 9. ALL OPEN SPACE, COMMON AREAS AND RELATED IMPROVEMENTS SHALL  
7 BE MANAGED AND MAINTAINED BY A COMMON ENTITY, EITHER THE  
8 OWNER OF THE DEVELOPMENT, A CONDOMINIUM ASSOCIATION, OR A  
9 HOMEOWNERS ASSOCIATION.

10  
11 10. LOADING AND TRASH STORAGE AREAS SHALL BE ADEQUATELY  
12 SCREENED FROM VIEW.  
13

14 11. THE DEVELOPMENT SHALL INCLUDE A COMMON COURTYARD SCHEME  
15 WHERE THE DWELLING UNITS SHALL BE ORIENTED UNIFROMALLY  
16 AROUND. THE COMMON COURTYARD SIZE SHALL BE A MINIMUM OF 250  
17 SQUARE FEET PER DWELLNG UNIT SURROUNDING THE AREA. THE  
18 COURTYARD AND OTHER OPEN SPACE OR OPEN AREA SHALL PROVIDE  
19 AMENITIES SUCH AS PATHWAYS, SEATING AREAS AND RECREATION  
20 AREAS FOR THE RESIDENTS, AND SHALL BE PROTECTIVE OF NATURAL  
21 FEATURES. THE COMMON COURTYARD SHALL NOT BE USED TO MEET THE  
22 REQUIREMENTS FOR ABOVE GROUND STORMWATER MANAGEMENT  
23 FACILITIES.  
24

25 12. A 20% MIHU REQUIREMENT WILL BE IMPOSED IF A DEVELOPMENT WILL  
26 CONTAIN ANY CONSTRUCTED AMENITY AREAS INCLUDING GYMS, POOLS,  
27 SPORTS COURTS, CLUBHOUSES OR OTHER CONSTRUCTED OUTDOOR  
28 RECREATION FACILITIES. THE MINIMUM SIZE OF A CONSTRUCTED  
29 AMENITY AREA SHALL BE AT LEAST 500 SQUARE FEET. THE CUMULATIVE  
30 AREA FOR ALL RECREATIONAL AMENITIES SHALL NOT EXCEED 3,500  
31 SQUARE FEET.  
32

33 13. PARKING DESIGN FOR COTTAGE CLUSTER SHOULD FOCUS ON MINIMIZING  
34 THE VISUAL DOMINANCE OF CARS TO PRESERVE A PEDESTRIAN  
35 FRIENDLY COMMUNITY ATMOSPHERE. PARKING LAYOUTS CAN BE A  
36 PERIMETER PLACEMENT OR CLUSTERED SPACES PER COURTYARD. LARGE  
37 SURFACE AREA PARKING IS DISCOURAGED. BUFFER ZONES ARE  
38 REQUIRED TO SEPARATE PARKING CLUSTERS FROM THE COMMON  
39 COURTYARDS.  
40

41 14. BULK REQUIREMENTS:

- 42 a) MAXIMUM HEIGHT:  
43 PRINCIPAL STRUCTURES.....20 FEET

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

- b) MINIMUM STRUCTURE AND USE SETBACKS FROM PROJECT BOUNDARY.....50 FEET
- c) MINIMUM STRUCTURE AND USE SETBACKS FROM A PUBLIC STREET RIGHT-OF-WAY.....25 FEET
- d) MINIMUM COMMON COURTYARD WIDTH.....20 FEET
- e) MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES.....8 FEET
- f) MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY FOR UNITS WITH GARAGES .....20 FEET
- g) THE COTTAGE CLUSTER DWELLING UNIT SHALL HAVE A FOOTPRINT OF LESS THAN OR EQUAL TO 900 SQUARE FEET
- h) THE MAXIMUM DENSITY SHALL BE AS FOLLOWS:

ZONING DISTRICTS	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

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37

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

- 15. NO ACCESSORY STRUCTURES OR USES SHALL BE PERMITTED WITHIN THE DEVELOPMENT, EXCEPT THOSE AMENITY AREAS CONSTRUCTED FOR THE COMMUNITY, INCLUDING GARDENS, CARPORTS, ACCESSORY SOLAR COLLECTORS, COMMUNITY GRILL AREA, OR COMMUNITY SHED FOR STORAGE.
- 16. THE DEVELOPMENT SHALL 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 POPULATION. THE MATERIAL 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 PARKING AREAS, SIDEWALKS, DWELLING UNITS AND COMMON AREAS.

1  
2  
3  
4  
5  
6  
7  
8  
9

**Section 133.0.D Minimum Parking Requirements for Specific Uses**

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

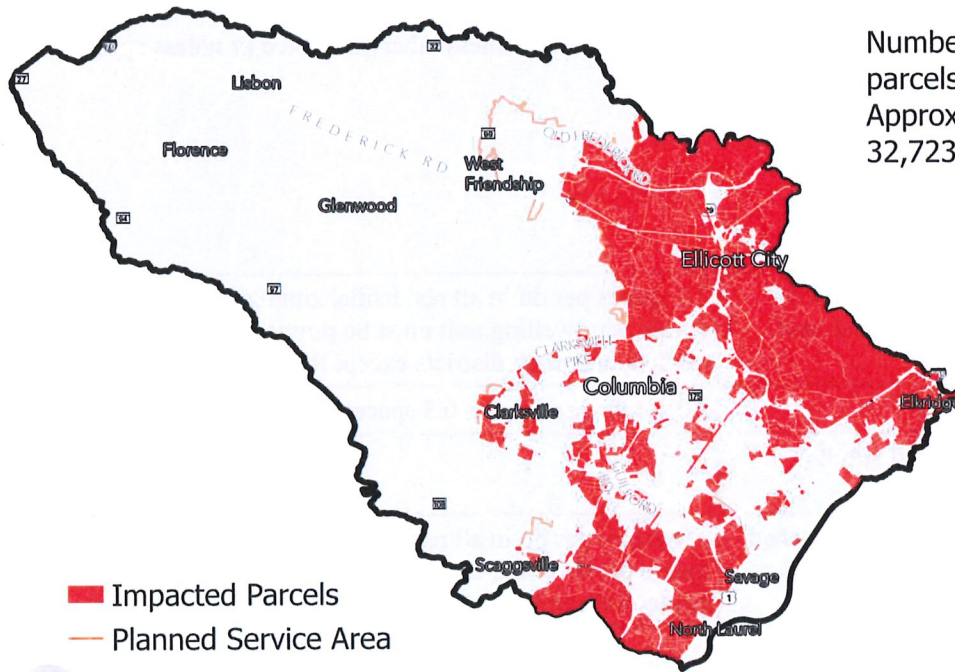
**1. Residential Uses**

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 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.

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

### Attachment A

## ZRA-224 Impacted Parcels



Number of impacted parcels: 55,651  
Approximate acreage: 32,723 acres

- Impacted Parcels
- Planned Service Area

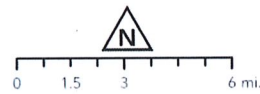


Roadways



County Boundary

Howard County Department of Planning & Zoning  
Maryland Department of Planning





# 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: March 19, 2026  
Use: To add a provision titled "Age-Restricted Adult Housing Cottage Clusters within an Optional Design Project" under Section 128.0.  
Zoning: R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1, B-2  
File No.: ZRA-224  
Petitioner: Department of Planning and Zoning  
Comments Due: March 25, 2026

### **DCCP COMMENTS:**

The Department of Planning and Zoning, Comprehensive and Community Planning Division (DCCP), has reviewed the proposed ZRA-224 for consistency with HoCo By Design, Howard County's General Plan. ZRA-224 proposes to revise the Zoning Regulations to allow for age-restricted adult (ARAH) housing cottage clusters within an optional design project, subject to certain conditions.

ZRA-224 defines cottage clusters as "a grouping, including a common courtyard, of at least four detached dwelling units that have a footprint of less than 900 square feet." An Optional Design Project is defined as "an alternative development proposal wherein the permitted land uses, the associated land use regulations, the development design, and other intended characteristics for the development site are initially drafted through a deliberative planning process between the developer and the Department of Planning and Zoning, and ultimately subject to final approval by the Planning Board."

The Optional Design Project process, as proposed in the petition, includes review by the Howard County Design Advisory Panel. It also requires that the landscape character of the site blend with adjacent residential development, and that developments incorporate universal design features.

### **General Plan Evaluation**

HoCo By Design, Howard County's General Plan, describes a cluster of homes oriented around a common green space as one form of "missing middle housing." As defined in HoCo By Design, missing middle housing refers to "a range of small- to medium-size home choices that are available at different price points" which are "compatible in scale and character with surrounding neighborhoods."

Multiple policies and implementing actions related to missing middle housing are found in HoCo By Design's Dynamic Neighborhoods chapter: Policy DN-1 calls for increasing "opportunities for missing middle housing through the creation and use of zoning tools and incentives," and implementing action DN-1.3 suggests considering "expanding the types of housing allowed in the Zoning Regulations... to include missing middle housing types, such as... cottage clusters." Further, DN-1.4 suggests evaluating zoning tools, such as flexible development standards, as potential opportunities to create missing middle housing. DN-1.5 calls for establishing "regulations that disperse missing middle homes throughout the County."

Policy DN-5 recommends allowing for the development of “small-scale missing middle housing... consistent with the character and integrity of their surroundings,” and DN-5.3 calls for exploring “zoning and other incentives for minor subdivisions that consist of missing middle housing types.”

Policy DN-12 recommends providing “a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.” Implementing action DN-12.1 suggests using “zoning tools and incentives that increase the supply of missing middle housing.” DN-12.2 calls for flexibility in the Zoning Regulations for accessibility to allow older adults to downsize in their community. DN-12.3 suggests encouraging “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.”

The Quality By Design chapter contains policies and implementing actions regarding the future character of new development. QBD-1.3 recommends considering whether the role of the Design Advisory Panel (DAP) “should be expanded to other areas within Howard County.” Policy QBD-4 recommends developing “context-sensitive design standards appropriate for various scales of infill development to effectively transition between larger developments and established uses, and to encourage compatibility of small-scale infill within established neighborhoods.”

### **Conclusion**

This proposed ZRA advances HoCo By Design’s policies for increasing opportunities for missing middle housing through zoning. Further, it provides a design review process such that proposed age-restricted cottage clusters will be evaluated in terms of physical accessibility (with universal design features) and sensitivity to surrounding neighborhoods (with context-sensitive design and Design Advisory Panel review) – design elements supported by the General Plan’s policies.

*Kate Bolinger*

---

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: March 11, 2026

Use: To add a provision titled "Age-Restricted Adult Housing Cottage Clusters within an Optional Design Project" under Section 128.0.

Zoning: R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1, B-2

File No.: ZRA-224

Petitioner: Department of Planning and Zoning

Property Address:

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: March 25, 2026

COMMENTS: The Development Engineering Division takes NO EXCEPTION to the request for the proposed amendment based on the justification presented in the application to permit Cottage Cluster ARAH developments.

---



---



---



---



---



---



---



---

*Jim Witzner*  
 \_\_\_\_\_  
 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: March 11, 2026

Use: To add a provision titled "Age-Restricted Adult Housing Cottage Clusters within an Optional Design Project" under Section 128.0.

Zoning: R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1, B-2

File No.: ZRA-224

Petitioner: Department of Planning and Zoning

Property Address:

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 propsed zoning regulation amendment.	x	x	x		x	x			

Comments Due: March 25, 2026

COMMENTS: The Department of Recreation & Parks takes no exception to the proposed ARAH Cottage Cluster housing amendment as proposed.

---



---



---



---



---



---



---



---

\_\_Jason L. Thompson, PLA\_\_

SIGNATURE

1 **DEPARTMENT OF PLANNING AND ZONING, \* BEFORE THE**  
 2 **PETITIONER \* PLANNING BOARD OF**  
 3 **ZRA-224 COTTAGE CLUSTER ARAH \* HOWARD COUNTY, MARYLAND**

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

7 **MOTION: Recommend approval of ZRA-224.**

8 **ACTION: *Approved with Amendments; Vote 3-0.***

9 \* \* \* \* \*

10 **RECOMMENDATION**

11 On April 9, 2026, the Planning Board of Howard County, Maryland, considered the petition of the  
 12 Department of Planning and Zoning (DPZ), the Petitioner, for several amendments throughout the Zoning Code  
 13 to permit Cottage Cluster Age-Restricted Adult Housing (ARAH) developments allowing for an increased  
 14 amount of affordable missing middle housing options and to align them with the broader goals of Howard  
 15 County’s General Plan, HoCo By Design, and the County’s Housing Opportunities Master Plan. DPZ’s Petition  
 16 included:

- 17 • Add a definition of Cottage Clusters under Section 103.0.
- 18 • Amend the definition of Optional Design Project under Section 103.0.
- 19 • Add Cottage Cluster ARAH as a use permitted as a matter of right within the PGCC district under  
 20 Section 126.0.
- 21 • Create a new subsection (128.0.R) within the Supplemental Regulations (Sec. 128.0) to add  
 22 provisions outlining the Optional Design Project process for Cottage Cluster ARAH.
- 23 • Amend the off-street parking requirements for Age-Restricted Adult Housing to include Cottage  
 24 Clusters within the Apartments and Multi-plex use section.

25  
 26 The Planning Board considered the petition and the Department of Planning and Zoning’s (DPZ)  
 27 Technical Staff Report (TSR).

28  
 29 **TESTIMONY**

30 Mr. Justin Tyler, DPZ staff member, presented the proposed Zoning Regulation Amendment (ZRA) on  
 31 behalf of the Department of Planning and Zoning. He stated that the purpose of the ZRA is to permit Cottage  
 32 Cluster Age-Restricted Adult Housing developments to allow for an increased amount of affordable missing  
 33 middle housing options and to align them with the broader goals of Howard County’s General Plan, HoCo By

1 Design, and the County's Housing Opportunities Master Plan. Mr. Tyler went through each text amendment  
2 and explained what the current regulations allow, what is proposed, what code sections are impacted (as  
3 summarized above), as well as the ZRA criteria. Mr. Tyler also spoke about the Department's public outreach  
4 webinar and provided some considerations DPZ had for the ZRA based on public comments, such as a reduction  
5 of the 50-foot setbacks from a project perimeter to 25 feet, reducing the landscape requirements, and clarifying  
6 the Optional Design Project process.

7 Following DPZ's presentation of the proposed amendment, Mr. James Cecil, Planning Board Chair,  
8 asked the Planning Board if they had questions for DPZ. Mr. William Tilburg, Planning Board member,  
9 inquired about the process of developing this text proposal and mentioned that Portland had a similar  
10 development style. Ms. Lynda Eisenberg, AICP, Planning and Zoning Director, explained that these regulations  
11 were centered around best practice and explained what our neighboring jurisdictions were doing. Mr. Tilburg  
12 asked about the 20-foot structure height limitation. Ms. Eisenberg explained that the Planning Board could  
13 allow a structure to go over the height limit. Mr. Tilburg also asked if there had been any previous public  
14 engagement. Ms. Eisenberg outlined a previously held public engagement webinar in which the DPZ received  
15 and addressed questions from the public and that the proposal received positive feedback from the attendees.  
16 Mr. Mason Godsey, Planning Board Vice-Chair, asked staff about the allowance of ARAH Cottage Clusters  
17 within the PGCC district. Ms. Eisenberg explained that the use was added to the list of uses permitted as a  
18 matter of right but would be subject to criteria within a new subsection of the Supplemental Regulations. Mr.  
19 Cecil expressed that he was comfortable with a reduction in the perimeter setbacks because it would allow for  
20 a more applicable buffer and that the Board had discretion during the Optional Design Project (ODP) process  
21 to modify the requirements. Ms. Eisenberg explained how the Board would evaluate the ODP once DPZ  
22 reviewed the plans and performed their own evaluation. She further explained that the Site Development Plan  
23 (SDP) process would be completed through the ODP process in which the Board would still be able to evaluate  
24 any proposal and provide any possible recommendations. Ms. Eisenberg went on to further outline the proposed  
25 density requirements and how they were similar to the existing general ARAH Conditional Use criteria. Mr.  
26 Cecil agreed that the proposed density meets the intent of the Regulations. Mr. Cecil concurred with the MIHU  
27 requirements if amenities were constructed and inquired about the permissible amenities. Ms. Eisenberg  
28 outlined that courtyards, walking paths, community gardens and a community shed would be permitted. She  
29 further asserted that the intent was to restrict the amount of outdoor recreation space to keep housing costs more  
30 affordable. Mr. Tilburg asked about how an accessory structure would be permitted. Ms. Eisenberg explained  
31 that any accessory structure would be only for communal use. Mr. Godsey stated that the Board could handle  
32 adjustments for accessory structures during the ODP process and could allow for more flexibility and creativity  
33 of the development. Mr. Tilburg asked if the Zoning Regulations defined "outdoor recreation facilities". Mr.  
34 Cecil inquired if similar language exists in other places of the Regulations. Ms. Eisenberg stated that outdoor

1 recreation facilities are not defined. Mr. Cecil further stated that the Board has the discretion on deciding what  
2 is constructed amenity space. Ms. Eisenberg also stated that the proposal included a 3,500 square-foot cap on  
3 constructed amenity space. Mr. Tilburg inquired about the 20-foot max height limitations and Mr. Cecil stated  
4 he was comfortable with the height limitations. Ms. Eisenberg stated that the height could be adjusted through  
5 a variance to potentially exceed 20 feet. Mr. Cecil further asked about the parking requirements. Ms. Eisenberg  
6 stated that the parking requirements are similar to the existing 1.3 spaces per dwelling unit required for other  
7 ARAH uses, and that the proposal will add Cottage Clusters to the same section. Mr. Godsey asked about the  
8 ownership set up for the developments. Ms. Eisenberg stated that the proposed ZRA would require the  
9 establishment of a condominium association or homeowners association, and how this would allow for  
10 flexibility without lot lines. Ms. Eisenberg discussed some layout examples outlined in the presentation and  
11 from DPZ analysis.

12 During the hearing, several members of the public testified about the proposed amendments:

13 Mr. Sam Alomer testified in support of the ZRA and suggested a reduction to the perimeter setbacks to  
14 25 feet which would allow for more affordability with the layout of units. He also discussed the building height  
15 and recommended a higher amount, asserting that it would allow the developer to construct a 2<sup>nd</sup> floor to provide  
16 more internal livable space. He further expressed his concern with the additional landscaping buffer and  
17 indicated that they should be reduced. Ms. Eisenberg stated that the setbacks could be reduced to 25-30 feet and  
18 could limit the amount of variances to this criterion. Mr. Cecil indicated his concern with exceeding the 20-foot  
19 height limitation. Mr. Godsey also agreed that the max height should remain at 20 feet.

20 Mr. Joel Hurewitz testified that outdoor recreation areas do not make a community affordable. He also  
21 stated that the proposed ZRA does not specify if more than one (1) courtyard would be permitted within the  
22 Cottage Cluster developments. He inquired about the possibilities of merging an existing homeowner's  
23 association with the newly established association as part of the ZRA criterion.

#### 24 BOARD DISCUSSION AND RECOMMENDATION

25 Mr. Cecil clarified the size of the outdoor recreational areas. Ms. Eisenberg stated that each Cottage  
26 Cluster development would be under their own associations and that it would be up to the associations if they  
27 wanted to join an existing one. She further explained that the 500 square foot minimum limit for amenity spaces  
28 would be for structures, like clubhouses. Ms. Eisenberg concluded that the number of courtyards would be  
29 evaluated and determined by the Design Advisory Panel (DAP) and Planning Board. Mr. Tilburg asked if the  
30 MIHU requirement would be imposed if the development used adjacent community recreation facilities. Ms.  
31 Eisenberg stated that only the new Cottage Cluster development would be subject to the MIHU requirements.  
32 Mr. Cecil asked for clarification on if multiple courtyards would be permissible. Ms. Eisenberg explained that  
33 multiple courtyards would be permitted through the ODP process. Mr. Tilburg inquired if a pre-submission  
34

1 meeting would be required. Ms. Eisenberg explained that the ODP plan would be submitted as a Site  
2 Development Plan (SDP) or Environmental Concept Plan (ECP), which would require a pre-submission  
3 meeting with DPZ.

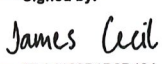
4 Mr. Godsey motioned to recommend approval of ZRA-218 with amendments. Mr. Tilburg seconded  
5 the motion. The motion passed 3-0.

6 The amendments are:

- 7 1. To reduce the 50-foot setbacks from the project perimeter to 25 feet.
- 8 2. To reduce the landscaping requirements for proposed developments determined through the ODP  
9 process, DAP review and Planning Board recommendations.
- 10 3. To amend the ODP purpose and intent statement that the ODP process would be submitted as an  
11 SDP and that the applicant shall schedule a pre-submission meeting with DPZ to ensure that the  
12 proposal meets the intent and purpose of the legislation, and that DAP and the Planning Board  
13 would provide guidance to submitted proposals.

14 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 16th day of April  
15 2026, recommends that ZRA-224, as described above, be APPROVED WITH AMENDMENTS.


17 HOWARD COUNTY PLANNING BOARD

18 Signed by:  
19   
20 7DA1123B1D2D404  
James Cecil, Chair

21 DocuSigned by:  
22   
23 B79ABA28B31447E  
Mason Godsey, Vice-chair

24 \_\_\_\_\_  
25 Barbara Mosier (Absent)

26 \_\_\_\_\_  
27 Lynn Moore (Absent)

28 Signed by:  
29   
30 62427B6131E44C6  
31 William Tilburg

32 ATTEST:  
33  
34

DocuSigned by:

*Lynda Eisenberg*

~~42205035003942E~~

Lynda Eisenberg, AICP, Executive Secretary

- 1
- 2
- 3




# Howard County

## Internal Memorandum

**Subject:** Testimony for Council Bill XX-2025 Cottage Clusters ARAH

**To:** Brandee Ganz, County Administrative Officer

**From:** Lynda Eisenburg, AICP, Director 

**Date:** April 17, 2026

The Department of Planning and Zoning (DPZ) supports Council Bill XX-2026. The proposed regulation aims to define “Cottage Clusters”; to provide where Age-Restricted Adult Housing Cottage Clusters will be permitted by right; to add Cottage Cluster parking requirements to Age-Restricted Adult Housing apartments and multiplexes; to provide criteria for Age-Restricted Adult Housing Cottage Clusters within an Optional Design Project.

Key recommendations of the bill are:

- Add and define the term Cottage Cluster
- Edit the definition of Optional Design Project (ODP)
- Add ARAH Cottage Cluster to the PGCC District
- Outline the Cottage Cluster ODP process
- Amend the parking requirements for ARAH Apartments and Mutli-Plexes to add Cottage Cluster

This Zoning Regulation Amendment implements policies from The Housing Opportunities Master Plan and HoCo By Design for Missing Middle Housing types. DPZ hosted a webinar on April 7<sup>th</sup> reviewing ZRA-224 Cottage Cluster. Over 200 participants registered for the webinar and over 20 questions were answered from those submitted via the chat and prior to the webinar. This information is posted on the DPZ webpage in a new section highlighting Missing Middle Housing. On April 9<sup>th</sup>, 2026, ZRA-224 was presented to the Howard County Planning Board for its recommendations who voted in favor, 3-0, with the following three (3) recommendations:

1. To reduce the 50-foot setbacks from the project perimeter to 25 feet.
2. To reduce the landscaping requirements for proposed developments determined through the ODP process, DAP review and Planning Board recommendations.
3. To amend the ODP purpose and intent statement that the ODP process would be submitted as an SDP and that the applicant shall schedule a pre-submission meeting with DPZ to ensure that the proposal meets the intent and purpose of the legislation, and that

DAP and the Planning Board would provide guidance to submitted proposals.

There are no fiscal impacts associated with adoption of this Council Bill. Given the reasons stated above, DPZ supports Council Bill XX-2026 and appreciates Council's consideration.

cc:

Jennifer Sager, Legislative Coordinator, Department of Administration

Angela Cabellon, Chief of Staff

Tim Lattimer, Deputy Chief of Staff

Gary W. Kuc, County Solicitor, Office of Law

Introduced 05.04.2026  
Public Hearing 05.18.2026  
Council Action 06.01.2026  
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 May 4, 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 May 18, 2026.

By order Michelle Harrod  
Michelle Harrod, Administrator

This Bill was read the third time on June 1, 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 2 day of June, 2026 at 5 a.m./p.m.

By order Michelle Harrod  
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.  
30

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  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

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

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

- O. NO ACCESSORY STRUCTURES OR USES SHALL BE PERMITTED WITHIN THE DEVELOPMENT, EXCEPT THOSE AMENITY AREAS CONSTRUCTED FOR THE COMMUNITY, INCLUDING GARDENS, CARPORTS, ACCESSORY SOLAR COLLECTORS, COMMUNITY GRILL AREA, OR COMMUNITY SHED OR STORAGE.
- P. THE DEVELOPMENT SHALL 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 POPULATION. THE MATERIAL SUBMITTED SHALL INDICATE HOW UNIVERSAL DESIGN FEATURES WILL BE USED TO 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.*

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on June 10, 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