

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2019 Legislative Session

Legislative day # 8

BILL NO. 31– 2019 (ZRA – 187)

Introduced by: The Chairperson
at the request of Paul Goldenberg

AN ACT amending the Howard County Zoning Regulations to require Age-Restricted Adult Housing Conditional Uses with densities that exceed the base zoning district to have frontage on and direct access to a collector or arterial road; and generally relating to Age-Restricted Adult Housing Conditional Uses.

Introduced and read first time _____, 2019. Ordered posted and hearing scheduled.

By order _____
Jessica Feldmark, 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 _____, 2019.

By order _____
Jessica Feldmark, Administrator

This Bill was read the third time on _____, 2019 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2019 at ___ a.m./p.m.

By order _____
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive _____, 2019

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.

2 **Section 1. Be it enacted** by the County Council of Howard County, Maryland, that the Howard
3 County Zoning Regulations are hereby amended as follows:

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5 By Amending:

6 Section 131.0: "Conditional Uses"

7 Subsection N. "Conditional Uses and Permissible Zoning Districts"

8 Number 1. "Age-Restricted Adult Housing"

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11 **HOWARD COUNTY ZONING REGULATIONS**

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13 **SECTION 131.0: Conditional Uses**

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

16 **1. Age-restricted Adult Housing**

17 a. Age-Restricted Adult Housing, General

18 A Conditional Use may be granted in the R-ED, R-20, R-12, R-SC, R-SA-8,
19 R-H-ED, R-A-15 or R-APT District, for age-restricted adult housing, provided
20 that:

21 (1) Single-family detached, semi-detached, multi-plex, attached and
22 apartment dwelling units shall be permitted, except that only detached,
23 semi-detached, multi-plex and single-family attached units are
24 permitted in developments with less than 50 dwelling units in the R-
25 ED, R-20 and R-12 districts.

26 (2) In the R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT
27 Districts the development shall have a minimum of 20 dwelling units.

28 (3) The maximum density shall be as follows:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
R-ED and R-20	20-49	4
	50 or more	5

R-12	20-49	5
	50 or more	6
R-SC	20-49	7
	50 or more	8
R-SA-8	20 or more	12
R-H-ED	20 or more	10
R-A-15	20 or more	25
R-APT	20 or more	35

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(4) IF THE DEVELOPMENT RESULTS IN INCREASED DENSITY ACCORDING TO
SUBSECTION (3) ABOVE, THE SITE MUST HAVE FRONTAGE ON AND DIRECT
ACCESS TO A COLLECTOR OR ARTERIAL ROAD DESIGNATED IN THE GENERAL
PLAN

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Section 2. Be it further enacted by the County Council of Howard County, Maryland, that items 4 through 16 of the Section 131.0 N.1.a of the Zoning Regulations are hereby renumbered to be items 5 through 17, respectively.

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Section 3. Be it further enacted by the County Council of Howard County, Maryland, that this Act shall become effective 61 days after its enactment.

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