

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

County Council of Howard County, Maryland

2021 Legislative Session

Legislative day # 17

BILL NO. 87- 2021 (ZRA - 198)

Introduced by: The Chair at the request of
Dunteachin Estates Homeowners Association, Inc.

AN ACT amending the Howard County Zoning Regulations pertaining to Age-Restricted Adult Housing conditional uses by reducing the maximum number of dwelling units allowed per net acre in Residential: Environmental Development (R-ED) and Residential: Single (R-20) zoning districts; limiting the square-footage of a certain number of Age-Restricted units; increasing the square-footage of required community buildings in certain circumstances; and generally relating to Age-Restricted Adult Housings.

Introduced and read first time _____, 2021. Ordered posted and hearing scheduled.

By order _____
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2021.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 2021 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2021 at ___ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive _____, 2021

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
2 Howard County Zoning Regulations are hereby amended as follows:

3
4 *By Amending:*

5 *Section 131.0: “Conditional Uses”*

6 *Subsection N. “Conditional Uses and Permissible Zoning Districts”*

7 *Number 1. “Age-Restricted Adult Housing”*

8 *Letter a. “Age-Restricted Adult Housing, General”*

9 *Numbers “(4)”, “(5)”, and “(10)”*

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HOWARD COUNTY ZONING REGULATIONS

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SECTION 131.0: Conditional Uses

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Subsection N. Conditional Uses and Permissible Zoning Districts

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1. Age Restricted Adult Housing

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a. Age-Restricted Adult Housing, General

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(4) The maximum density shall be as follows:

Zoning District	Number of Dwelling Units in Development	Maximum Units Per Net Acre
RC and RR	20 or more	1
R-ED and R-20	20—49 50 or more	[[4]] 3 [[5]] 4
R-12	20—49 50 or more	5 6
R-SC	20—49 50 or more	7 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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(5) AT LEAST 25% OF THE DWELLING UNITS SHALL HAVE 1,600 SQUARE FEET MAXIMUM OF LIVING SPACE ABOVE GRADE.

(10) At least one on-site community building or interior community space shall be provided that contains a minimum of:

a) [[20]] 30 square feet of NET floor area per dwelling unit, for the first 99 units [[with a minimum area of 500 square feet]], and

(b) 10 square feet of NET floor area per dwelling unit for each additional unit above 99.

NET FLOOR AREA SHALL BE CALCULATED BY MEASURING WITHIN THE INSIDE WALLS OF THE BUILDING OR SPACE WITH DEDUCTIONS FOR THICKNESS OF INTERIOR WALLS, COLUMNS, HALLWAYS, STAIRS, RESTROOMS, CLOSETS, UTILITY ROOMS, PANTRIES, KITCHENS OR KITCHENETTES, AND OFFICE ROOMS.

Section 2. Be it further enacted by the County Council of Howard County, Maryland, that Section 131.0.1.a be renumbered accordingly.

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.