

Introduced 11-1-2021  
Public hearing 4-15-2021  
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 Nov 1, 2021. 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 Nov 15, 2021.

By order Michelle Harrod  
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.

12-6-2021 Tabled  
01-10-2022 Expired Michelle Harrod

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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1 (5) AT LEAST 25% OF THE DWELLING UNITS SHALL HAVE 1,600 SQUARE FEET MAXIMUM  
2 OF LIVING SPACE ABOVE GRADE.

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

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

7 (b) 10 square feet of NET floor area per dwelling unit for each additional unit above  
8 99.

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

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

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

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