



Zoning Regulation Amendment Petition

Zoning Regulation Amendment Request: This proposed amendment would do the following:

1. Add “Age-Restricted Adult Housing” as a permitted use in the Planned Employment Center (PEC) zoning district, with additional requirements.
2. Amend the Moderate-Income Housing Units requirement for Age-Restricted Units in the R-SI, POR, CCT, CEF and PSC zoning districts to require 15% affordable housing units, with at least one third being Low-Income Housing Units.

Petitioner Information

Name: Liz Walsh

Trading As:

Address: 3430 Court House Drive, Ellicott City, MD, 21043

Phone: 4103132001

Email: ewalsh@howardcountymd.gov

Petitioner's Interest in the Property: Council Member

Representative Information

Name: David Moore

Address: 3450 Court House Drive, Ellicott City, MD, 21043

Phone: 4103132100

Email: dmoore@howardcountymd.gov

Profession: Attorney

Property Information

Property Address: 3300 North Ridge Road, Ellicott City, MD, 21043

Total Site Area: 6.25 acres Use Area (if different): Tax Map: 24 Grid: 6 Parcel: 1180

County Council District: 1 Zoning District: POR

Subdivision Name: SDP #:

Zoning Regulation Amendment Information

1. Explain the reason the requested amendment is being proposed.

The goal of this ZRA is to create more opportunities for more affordable age-restricted housing to be built in a larger amount of zoning districts to solve this shortage of age-appropriate housing for Howard County’s older adult population.

One of the goals articulated in the HoCo By Design General Plan is to create more opportunities for older adults to remain in Howard County. Chapter 6 of the Howard County General Plan states that only 4% of the County’s housing mix is age-restricted (55 years and older), and notes that “The County has limited affordable housing options for older adults, many of whom will have mobility and accessibility needs as they age, and persons with disabilities. Without an adequate supply of these types of homes, some older adults may be unable to find appropriate housing, forcing them to look outside the County if/when they decide to move”.

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.

The justification for this proposed ZRA being in harmony with preserving and promoting the health, safety, and welfare and other issues as set forth in Section 100.A can be found described in the enumerated additional intent number 5, which states the following: “5. To provide for adequate housing choices in a suitable living environment within the economic reach of all citizens;”

Does the amendment, or do the amendments, have the potential of affecting the development of more than one property, yes or no? If yes, and the number of properties is less than or equal to 12, explain the impact on all properties affected by providing a detailed analysis of all the properties based upon the nature of the changes proposed in the amendment(s). If the number of properties is greater than 12, explain the impact in general terms.

This amendment is expected to impact more than 12 properties. Generally, it has the potential to impact properties in the County in the R-SI, PSC, CEF, POR, PEC and CCT zoning districts.

Provide the address, Tax Map, and Parcel Number for any parcel 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

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 proposed amendment would allow for more opportunities to develop and increase the available stock of affordable age-restricted adult housing, which the Department of Planning & Zoning have indicated is needed in Howard County. There is not anticipated to be adverse impacts or issues with compatibility.

The properties to which the zoning regulation amendment could apply and, if feasible, a map of the impacted properties.

Generally, this proposed amendment would have an impact on all property in Howard County that currently have Age-Restricted Adult Housing units, should they choose to expand or build more units, and properties in the zoning districts listed in question #3 above. Also, there is the potential to impact the development of moderate income housing units that are part of age-restricted adult housing developments in the following zoning districts: POR, CCT, R-SI, PSC, CEF, and PEC.

Conflicts in the Howard County Zoning Regulations as a result of the zoning regulation amendment.

This amendment is not expected to create conflicts in the Howard County Zoning Regulations.

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.

Chapter 6 of the General Plan articulates a goal to create "Dynamic Neighborhoods" in Howard County and lays out "guidance on maintaining and supporting vibrant living that meets the needs of current and future residents and offers opportunities for a more equitable future for all". The General Plan recommends "creating more diverse housing options throughout the County, increasing housing affordability, and ensuring there are housing options for older adults, disabled populations, and those with special needs." (DN-3)

The need for a mix of housing types for older adults is further emphasized in the same chapter: "housing options for early retirees, empty nesters, or older adults who want to downsize?perhaps because they can no longer maintain a single-family detached dwelling on a large lot (or choose not to)?should be readily available as part of a larger suite of housing typologies catering to changing demands and interests." (DN-61)

The following policy and actions would be satisfied with the implementation of this amendment:

DN-4 Policy Statement, Implementing Action #3 – "Incentivize the production of Low Income Housing Units (LIHU) and Disability Income Housing Units (DIHU) affordable to low- and moderate-income households, beyond what is currently required by the Moderate Income Housing Unit (MIHU) program." (DN-44)

DN-7 Policy Statement, Implementing Action #4 – "Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units." (DN-52)

DN-12 Policy Statement – "Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities." (DN-62)

Implementing Actions:

“2. Provide flexibility in the Zoning Regulations and the Subdivision and Land Development Regulations for adult group homes/communal living and for accessibility modifications for persons with disabilities who wish to live independently or older adults who wish to age in place or downsize and age in their community at affordable price points.

3. Encourage 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 and are affordable to low- and moderate-income households. Evaluate if current ARAH Zoning Regulations allow sufficient density increases to incentivize missing middle housing types, such as cottage clusters, duplexes, and multiplexes.” (DN-62)

DN-13 Policy Statement – “Create greater opportunities for multi-generational neighborhoods, especially in character areas identified as activity centers.” (DN-62).

If the zoning regulation text amendment would impact eight (8) parcels of land or less:

- (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.**

N/A. This amendment is expected to impact more than 12 properties.

Signatures

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

Petitioner's Signature  **Date** 04.23.25

Property Owner's Signature _____ **Date** _____

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

ZRA-213

Petitioner's Proposed Text

HOWARD COUNTY ZONING REGULATIONS

Add the following text:

Section 116.0: - PEC (Planned Employment Center) District

B. Uses Permitted as a Matter of Right

AGE-RESTRICTED ADULT HOUSING, SUBJECT TO THE REQUIREMENTS OF SUBSECTION E.

E. ADDITIONAL REQUIREMENTS FOR AGE-RESTRICTED ADULT HOUSING

1. DESIGN FOR OLDER ADULTS

THE DEVELOPMENT SHALL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING GUIDELINES WHICH IDENTIFY REQUIRED, RECOMMENDED AND OPTIONAL FEATURES. PLAN SUBMITTALS SHALL INCLUDE DESCRIPTIONS OF THE DESIGN FEATURES OF THE 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.

2.ENFORCEMENT OF AGE RESTRICTIONS

IF THE DEVELOPMENT WILL NOT BE A RENTAL COMMUNITY UNDER SINGLE OWNERSHIP, IT SHALL BE SUBJECT TO COVENANTS OR OTHER LEGAL RESTRICTIONS ENFORCING THE AGE RESTRICTIONS FOR THIS USE. PLAN SUBMITTALS SHALL INCLUDE THE PROPOSED COVENANTS AND OTHER LEGAL MEANS OF ENFORCING THE AGE RESTRICTIONS. THE LEGAL ENTITY THAT WILL IMPLEMENT AND MAINTAIN THE AGE RESTRICTIONS MUST BE CLEARLY IDENTIFIED AND ABLE TO PROVIDE EFFECTIVE ENFORCEMENT TO SUPPLEMENT COUNTY ENFORCEMENT OF ZONING REGULATIONS.

3.MODERATE INCOME AND LOW INCOME HOUSING UNITS

AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS, AND AT

LEAST 5% OF THE DWELLING UNITS SHALL BE LOW INCOME HOUSING UNITS OR DISABILITY INCOME HOUSING UNITS.

4.COMMUNITY CENTER

AT LEAST ONE ON-SITE COMMUNITY BUILDING OR INDOOR COMMUNITY SPACE WITHIN A PRINCIPAL STRUCTURE SHALL BE PROVIDED THAT CONTAINS A MINIMUM OF:

A. 20 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT, FOR THE FIRST 99 DWELLING UNITS WITH A MINIMUM AREA OF 500 SQUARE FEET, AND

B. 10 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT FOR EACH ADDITIONAL DWELLING UNIT ABOVE 99.

Example of how the proposed text would look in Section 116.0 if adopted:

Section 116.0: - PEC (Planned Employment Center) District

B. Uses Permitted as a Matter of Right

2. Age-Restricted Adult Housing, subject to the requirements of Subsection E.

E. Additional Requirements for Age-Restricted Adult Housing

1. Design for Older Adults

The development shall incorporate universal design features from the Department of Planning and Zoning guidelines which identify required, recommended and optional features. Plan submittals shall include descriptions of the design features of the 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.

2.Enforcement of Age Restrictions

If the development will not be a rental community under single ownership, it shall be subject to covenants or other legal restrictions enforcing the age restrictions for this use. Plan submittals

shall include the proposed covenants and other legal means of enforcing the age restrictions. The legal entity that will implement and maintain the age restrictions must be clearly identified and able to provide effective enforcement to supplement county enforcement of zoning regulations.

3.Moderate Income and Low Income Housing Units

At least 10% of the dwelling units shall be Moderate Income Housing units, and at least 5% of the total dwelling units shall be Low Income Housing Units or Disability Income Housing Units.

4.Community Center

At least one on-site community building or indoor community space within a principal structure shall be provided that contains a minimum of:

- a. 20 square feet of floor area per dwelling unit, for the first 99 dwelling units with a minimum area of 500 square feet, and
- b. 10 square feet of floor area per dwelling unit for each additional dwelling unit above 99.

Amend the following text:

Section 113.2 R-SI (Residential: Senior – Institutional) District

E. Additional Requirements for Age-Restricted Adult Housing

3. Moderate Income AND LOW INCOME Housing Units

At least 10% shall be Moderate Income Housing Units, AND AT LEAST 5% OF THE DWELLING UNITS SHALL BE LOW INCOME HOUSING UNITS OR DISABILITY INCOME HOUSING UNITS.

Example of how this text would look in Section 113.2 if adopted:

E. Additional Requirements for Age-Restricted Adult Housing

3. Moderate Income and Low Income Housing Units

At least 10% shall be Moderate Income Housing Units, and at least 5% of the dwelling units shall be Low Income Housing Units or Disability Income Housing Units.

Amend the following text:

Section 115.0 POR (Planned Office Research) District

E. Additional Requirements for Age-Restricted Adult Housing

3. Moderate Income AND LOW INCOME Housing Units

At least 10% shall be Moderate Income Housing Units, AND AT LEAST 5% OF THE DWELLING UNITS SHALL BE LOW INCOME HOUSING UNITS OR DISABILITY INCOME HOUSING UNITS.

Example of how this text would look in Section 115.0 if adopted:

E. Additional Requirements for Age-Restricted Adult Housing

3. Moderate Income and Low Income Housing Units

At least 10% shall be Moderate Income Housing Units, and at least 5% of the dwelling units shall be Low Income Housing Units or Disability Income Housing Units.

Amend the following text:

Section 117.4 CCT (Community Center Transition) District

E. Additional Requirements for Age-Restricted Adult Housing

3. Moderate Income AND LOW INCOME Housing Units

At least 10% shall be Moderate Income Housing Units, AND AT LEAST 5% OF THE DWELLING UNITS SHALL BE LOW INCOME HOUSING UNITS OR DISABILITY INCOME HOUSING UNITS.

Example of how this text would look in Section 117.4 if adopted:

E. Additional Requirements for Age-Restricted Adult Housing

3. Moderate Income and Low Income Housing Units

At least 10% shall be Moderate Income Housing Units, and at least 5% of the dwelling units shall be Low Income Housing Units or Disability Income Housing Units.

Amend the following text:

Section 121.0 – CEF (Community Enhancement Floating) District

E. Moderate AND LOW Income Housing

The CEF petition shall comply with the Moderate Income Housing Unit requirements that were in effect for the zoning district for the property immediately before the CEF District was established on the property. If there were no Moderate-Income Housing Unit requirements for the previous zoning district, a minimum of 10% of the total number of dwelling units shall be Moderate Income Housing Units AND AT LEAST 5% OF THE TOTAL NUMBER OF DWELLING UNITS SHALL BE LOW INCOME HOUSING UNITS OR DISABILITY INCOME HOUSING UNITS.

Example of how this text would look in Section 121.0 if adopted:

Section 121.0 – CEF (Community Enhancement Floating) District

E. Moderate AND Low Income Housing

The CEF petition shall comply with the Moderate Income Housing Unit requirements that were in effect for the zoning district for the property immediately before the CEF District was established on the property. If there were no Moderate-Income Housing Unit requirements for the previous zoning district, a minimum of 10% of the total number of dwelling units shall be Moderate Income Housing Units, and at least 5% of the total number of dwelling units shall be Low Income Housing Units or Disability Income Housing Units.

Amend the following text:

Section 127.1 – PSC (Planned Senior Community) District

B. Requirements for Planned Senior Community

The Planned Senior Community District may be established at a particular location if the following requirements are met:

7. At least 10% shall be Moderate Income Housing Units, AND AT LEAST 5% OF THE DWELLING UNITS SHALL BE LOW INCOME HOUSING UNITS OR DISABILITY INCOME HOUSING UNITS.

F. Bulk Regulations

1. Maximum Density

- a. Developments providing at least [[10]] 15% of the dwelling units as Moderate Income AND LOW INCOME Housing Units.....8 dwelling units per net acre.
- b. Developments providing an additional 33% of all units over 8 dwelling units per net acre as Moderate Income Housing Units12 dwelling units per net acre.

Example of how this text would look in Section 127.1 if adopted:

B. Requirements for Planned Senior Community

The Planned Senior Community District may be established at a particular location if the following requirements are met:

7. At least 10% shall be Moderate Income Housing Units, and at least 5% of the dwelling units shall be Low Income Housing Units or Disability Income Housing Units.

F. Bulk Regulations

1. Maximum Density

a. Developments providing at least 15% of the dwelling units as Moderate Income and Low Income Housing Units.....8 dwelling units per net acre.

b. Developments providing an additional 33% of all units over 8 dwelling units per net acre as Moderate Income Housing Units12 dwelling units per net acre.