

Introduced \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Council Action \_\_\_\_\_  
Executive Action \_\_\_\_\_  
Effective Date \_\_\_\_\_

## County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 2

### Bill No. 14 -2026 (ZRA-214)

**Introduced by:** The Chairperson on behalf of Yale Presbyterian Church, Inc.

**SHORT TITLE:** Age Restricted Adult Housing Apartments – New Conditional Use

**AN ACT** amending Section 131.0.N of the Howard County Zoning Regulations to add a new Conditional Use category, “Age Restricted Adult Housing Apartments, Commercial Transition” allowed in the PGCC, R-20, R-12, R-SC, and R-SA-8 zoning districts, provided that the property adjoins a B-1 Zone and is within 1,000 feet of the intersection of two arterial roads; add additional Conditional use criteria; and generally related to Conditional Uses.

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Introduced and read first time \_\_\_\_\_, 2026. 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 \_\_\_\_\_, 2026.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

This Bill was read the third time on \_\_\_\_\_, 2026 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 \_\_\_\_\_, 2026 at \_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Approved 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.

**Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard County Zoning Regulations are amended as follows:

*By amending*

*Section 131.0. - “Conditional Uses”*

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

*Conditional Use Table*

*By adding:*

*Section 131.0. - “Conditional Uses”*

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

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

*New Paragraph d. – “Age-Restricted Adult Housing  
Apartments, Commercial Transition”*

## **Howard County Zoning Regulations**

### **Section 131.0 – Conditional Uses**

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

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

###### **D. AGE-RESTRICTED ADULT HOUSING APARTMENTS, COMMERCIAL TRANSITION.**

A CONDITIONAL USE MAY BE GRANTED IN THE PGCC, R-20, R-12, R-SC, AND R-SA-8 DISTRICTS FOR AGE-RESTRICTED ADULT HOUSING APARTMENTS, PROVIDED THAT:

(1) THE SUBJECT PROPERTY ADJOINS A B-1 ZONING DISTRICT AND IS WITHIN 1,000 FEET OF THE INTERSECTION OF TWO ARTERIAL ROADS;

(2) SITE DESIGN AND LANDSCAPING MUST PROVIDE A TRANSITION FROM ADJOINING COMMERCIAL DEVELOPMENT AND SURROUNDING RESIDENTIAL. TO ACHIEVE THIS:

A. PETITIONER SHALL PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN AGE-RESTRICTED ADULT APARTMENTS, ADJOINING COMMERCIAL, AND SURROUNDING RESIDENTIAL DEVELOPMENT;

B. GRADING AND ALL LANDSCAPING SHALL RETAIN AND ENHANCE ELEMENTS THAT ALLOW THE SITE TO BLEND AND BE COMPATIBLE WITH SURROUNDING USES;

1 C. THE PROJECT SHALL BE COMPATIBLE AS TRANSITIONAL STRUCTURES BETWEEN  
2 COMMERCIAL AND RESIDENTIAL DEVELOPMENT BY PROVIDING EITHER:

- 3 I. AN ARCHITECTURAL TRANSITION WITH BUILDINGS NEAR THE PERIMETER  
4 THAT ARE SIMILAR TO NEIGHBORING DWELLINGS IN MATERIALS AND  
5 ARCHITECTURAL DETAIL AS DEMONSTRATED BY ARCHITECTURAL  
6 ELEVATIONS OR RENDERINGS SUBMITTED WITH THE PETITION, OR  
7 II. ADDITIONAL BUFFERING ALONG THE PERIMETER OF THE SITE, THROUGH  
8 RETENTION OF EXISTING FOREST OR LANDSCAPING, ENHANCED  
9 LANDSCAPING, BERMS OR INCREASED SETBACKS.

10 (3) THE FOLLOWING CRITERIA SHALL BE MET:

- 11 A. NO MORE THAN 20 UNITS PERMITTED PER NET ACRE;  
12 B. THE APARTMENT UNITS ARE LIMITED TO AGE-RESTRICTED ADULT HOUSING. THE  
13 PETITION MUST INCLUDE COPIES OF PROPOSED DEED RESTRICTIONS OR COVENANTS  
14 THAT ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE DEFINITION OF  
15 AGE-RESTRICTED ADULT HOUSING WILL BE IMPLEMENTED AND MAINTAINED;  
16 C. THE DWELLINGS WILL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE  
17 DEPARTMENT OF PLANNING AND ZONING GUIDELINES THAT IDENTIFY REQUIRED,  
18 RECOMMENDED, AND OPTIONAL FEATURES. THE PETITION SHALL INCLUDE  
19 DESCRIPTIONS OF THE DESIGN FEATURES OF PROPOSED DWELLINGS TO  
20 DEMONSTRATE THEIR APPROPRIATENESS FOR THE AGE-RESTRICTED POPULATIONS.  
21 THE MATERIALS SUBMITTED SHALL INDICATE HOW UNIVERSAL DESIGN FEATURES  
22 WILL BE USED TO MAKE INDIVIDUAL DWELLINGS ADAPTABLE TO PERSONS WITH  
23 MOBILITY OR FUNCTIONAL LIMITATIONS AND HOW THE DESIGN WILL PROVIDE  
24 ACCESSIBLE ROUTES BETWEEN DRIVEWAYS, SIDEWALKS, COMMON AREAS AND  
25 DWELLING UNITS;  
26 D. THE DEVELOPMENT HAS FRONTAGE ON AND DIRECT ACCESS TO A PUBLIC ROAD;  
27 AND  
28 E. THE MINIMUM LOT SIZE IS EIGHT NET ACRES.

29 4) THE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING BULK REQUIREMENTS:

- 30 A. MAXIMUM HEIGHT:  
31 I. PRINCIPAL STRUCTURES .....50 FEET

- 1 II. ACCESSORY STRUCTURES .....15 FEET
- 2 B. MINIMUM STRUCTURE AND USE SETBACK FROM PERIMETER OF DEVELOPMENT:
- 3 I. FROM PUBLIC STREET RIGHT-OF-WAY ....40 FEET
- 4 II. FROM RC, RR, PGCC, R-20 OR R-SC DISTRICTS, THE SETBACK
- 5 APPLICABLE IN THE UNDERLYING ZONING DISTRICT
- 6 III. FROM ZONING DISTRICTS OTHER THAN RC, RR, PGCC, R-20 OR R-
- 7 SC.....20 FEET
- 8 C. MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY FOR
- 9 UNITS WITH GARAGES....20 FEET
- 10 D. MINIMUM STRUCTURE SETBACK FROM LOT LINES:
- 11 I. SIDE .....10 FEET
- 12 EXCEPT ZERO LOT LINE DWELLINGS .....0 FEET
- 13 A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
- 14 II. REAR .....10 FEET
- 15 E. MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES .....10 FEET
- 16 5) AT LEAST 35% OF THE NET SITE AREA SHALL BE OPEN SPACE OR OPEN AREA IN
- 17 ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE OPEN
- 18 SPACE OR OPEN AREA SHALL PROVIDE AMENITIES SUCH AS PATHWAYS, SEATING AREAS AND
- 19 OUTDOOR RECREATION AREAS FOR THE RESIDENTS, AND SHALL BE PROTECTIVE OF
- 20 NATURAL FEATURES.
- 21 6) ACCESSORY USES MAY INCLUDE SOCIAL, RECREATIONAL, EDUCATIONAL,
- 22 HOUSEKEEPING, SECURITY, TRANSPORTATION OR PERSONAL SERVICES, PROVIDED THAT THE
- 23 USE OF THESE SERVICES IS LIMITED TO ON-SITE RESIDENTS AND THEIR GUESTS.
- 24 7) AT LEAST 15% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS.
- 25 8) AT LEAST ONE ON-SITE COMMUNITY BUILDING OR INTERIOR COMMUNITY SPACE SHALL
- 26 BE PROVIDED THAT CONTAINS A MINIMUM OF:
- 27 A. 20 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT, FOR THE 6 FIRST 99 UNITS
- 28 WITH A MINIMUM AREA OF 500 SQUARE FEET, AND
- 29 B. 10 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT FOR EACH 8 ADDITIONAL
- 30 UNIT ABOVE 99.

1 9) THE CONDITIONAL USE PLAN AND THE ARCHITECTURAL DESIGN OF THE BUILDING(S)  
2 SHALL HAVE BEEN REVIEWED BY THE DESIGN ADVISORY PANEL, IN ACCORDANCE WITH  
3 TITLE 16, SUBTITLE 15 OF THE HOWARD COUNTY CODE, PRIOR TO THE SUBMISSION OF THE  
4 CONDITIONAL USE PETITION TO THE DEPARTMENT OF PLANNING AND ZONING. THE  
5 PETITIONER SHALL PROVIDE DOCUMENTATION WITH THE PETITION TO SHOW COMPLIANCE  
6 WITH THIS CRITERION.  
7

8 ***Section 2. And Be It Further Enacted*** by the County Council of Howard County, Maryland that  
9 *the publisher of the Howard County Zoning Regulations is authorized hereby to amend the*  
10 *Conditional Uses and Permissible Zoning Districts chart attached to Section 131.0.N of the*  
11 *Zoning Regulations in order to reflect this substantive change made by this Act.*  
12

13 ***Section 3. And Be It Further Enacted*** by the County Council of Howard County, Maryland that  
14 *this Act shall become effective 61 days after its enactment.*  
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