

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.

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.

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

3 *By amending*

4 *Section 131.0. - "Conditional Uses"*

5 *Subsection N. - "Conditional Uses and Permissible Zoning Districts"*

6 *Conditional Use Table*

7

8 *By adding:*

9 *Section 131.0. - "Conditional Uses"*

10 *Subsection N. - "Conditional Uses and Permissible Zoning Districts"*

11 *Number 1. - "Age-Restricted Adult Housing"*

12 *New Paragraph d. – "Age-Restricted Adult Housing
13 Apartments, Commercial Transition"*

14

15 **Howard County Zoning Regulations**

16 **Section 131.0 – Conditional Uses**

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

18 1. Age-restricted Adult Housing

19 D. AGE-RESTRICTED ADULT HOUSING APARTMENTS, COMMERCIAL TRANSITION.

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

22

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

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

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

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

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

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

(3) THE FOLLOWING CRITERIA SHALL BE MET:

- A. NO MORE THAN 20 UNITS PERMITTED PER NET ACRE;
- B. THE APARTMENT UNITS ARE LIMITED TO AGE-RESTRICTED ADULT HOUSING. THE PETITION MUST INCLUDE COPIES OF PROPOSED DEED RESTRICTIONS OR COVENANTS THAT ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE DEFINITION OF AGE-RESTRICTED ADULT HOUSING WILL BE IMPLEMENTED AND MAINTAINED;
- C. THE DWELLINGS WILL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING GUIDELINES THAT IDENTIFY REQUIRED, RECOMMENDED, AND OPTIONAL FEATURES. THE PETITION SHALL INCLUDE DESCRIPTIONS OF THE DESIGN FEATURES OF PROPOSED DWELLINGS TO DEMONSTRATE THEIR APPROPRIATENESS FOR THE AGE-RESTRICTED POPULATIONS. THE MATERIALS 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 DRIVEWAYS, SIDEWALKS, COMMON AREAS AND DWELLING UNITS;
- D. THE DEVELOPMENT HAS FRONTAGE ON AND DIRECT ACCESS TO A PUBLIC ROAD; AND
- E. THE MINIMUM LOT SIZE IS EIGHT NET ACRES.

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

A. MAXIMUM HEIGHT:

I. PRINCIPAL STRUCTURES50 FEET

1 II. ACCESSORY STRUCTURES15 FEET

2 B. MINIMUM STRUCTURE AND USE SETBACK FROM PERIMETER OF DEVELOPMENT:

3 I. FROM PUBLIC STREET RIGHT-OF-WAY40 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. SIDE10 FEET

12 EXCEPT ZERO LOT LINE DWELLINGS0 FEET

13 A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES

14 II. REAR10 FEET

15 E. MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES10 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 ***Section 3. And Be It Further Enacted*** by the County Council of Howard County, Maryland that
13 this Act shall become effective 61 days after its enactment.