

**ZRA-214**

**Woo Yong Jung, Petitioner**

Howard County Planning Board  
November 20, 2025

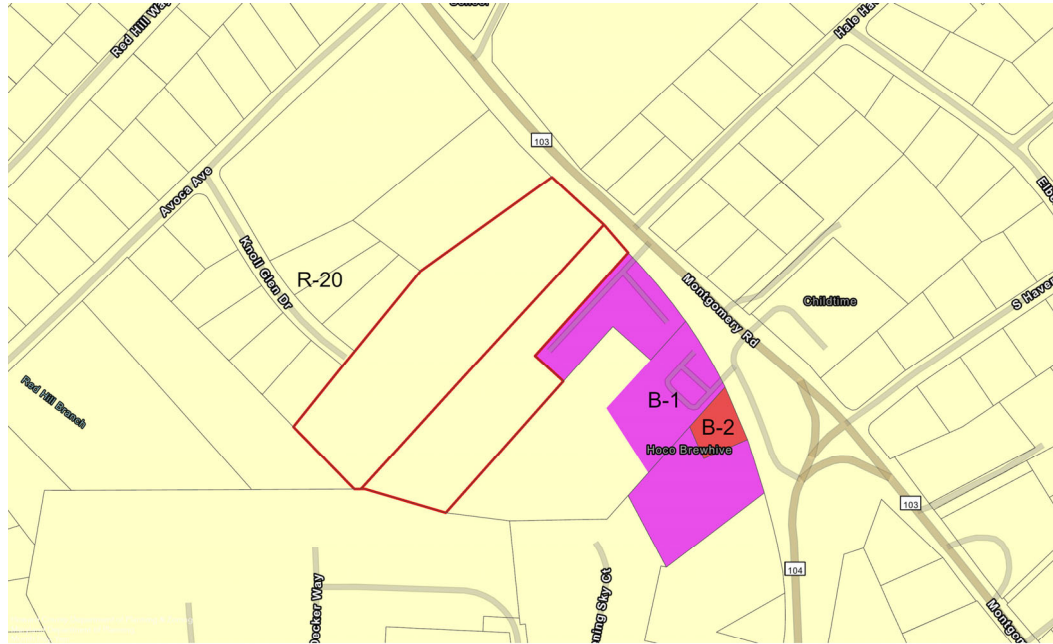


# Proposal

To amend the Age-restricted Adult Housing Conditional Use (Section 131.0.N.1.) as follows:

- To amend Section 131.0.N.1 to create a new Age-restricted Adult Housing Conditional Use subcategory for *Age-restricted Adult Housing Apartments, Commercial Transition* in the R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, and R-H-ED districts provided that the Property adjoins a B-1 zoned parcel and is also within 1,000 feet of an intersection of two arterial roads
- This new Conditional Use subsection would allow up to 20 units per acre and have a 15% MIHU requirement

# Proposal



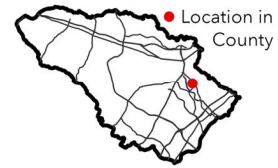
**Zoning & Vicinity**  
4852 MONTGOMERY RD

**ZRA-214**  
Zoning

- B-1
- B-2
- R-20



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



# Zoning Regulation History – Age Restricted Adult Housing (ARAH)

- 1993**  
**1993 Zoning Regs.:** Created the use and defined ARAH, districts it's permitted in, and additional design regulations
- 2004**  
**2004 Zoning Regs.:** Expanded the number of districts ARAH is permitted in and design regulations, instituted 10% of ARAH units must be MIHU
- 2013**  
**2013 Zoning Regs.:** ARAH zoning regulations remained largely unchanged since 2004
- 2022**  
**ZRA 200 (CB27-2022).:** Permits ARAH within B-1 as a Conditional Use

# Zoning Regulation History – Age Restricted Adult Housing (ARAH) cont.

- 2023**  
**ZRA-203 (CB6-2023):** To permit ARAH within the Office Transition (OT) district, under certain conditions
- 2025**  
**ZRA-213 (CB55-2025):** To permit ARAH within the Planned Employment Center (PEC) district

# Where ARAH is Currently Permitted

ARAH Uses	District
Permitted by right	R-SI, CCT, TNC, POR, PEC, PSC, CEF, OT
Conditional use	RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, PGCC, B-1, B-2*
Not permitted	R-MH, R-VH, TOD, HO, HC, BR, SC, M-1, M-2, I

# Evaluation of Criteria

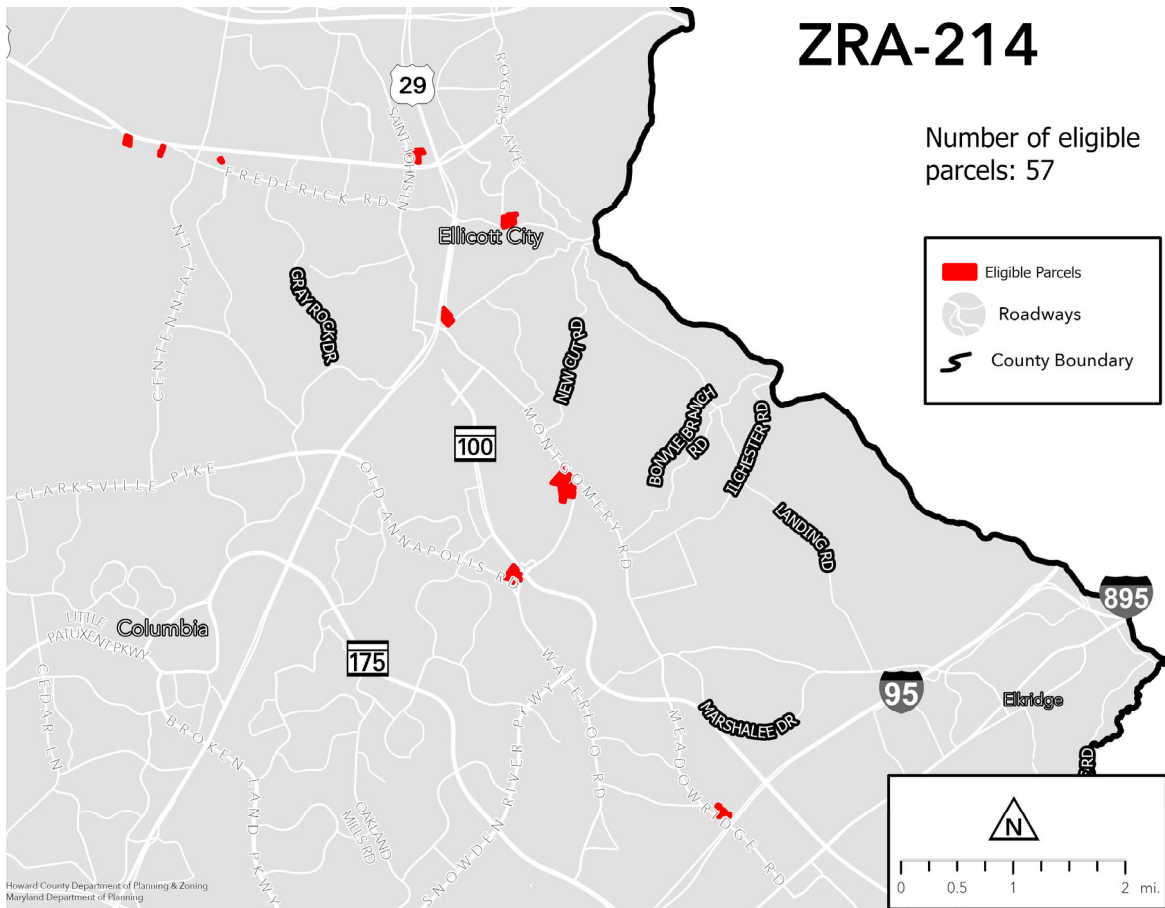
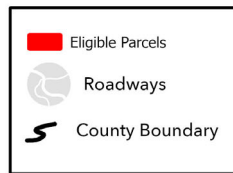
**1. The compatibility, including potential adverse impacts and consequences, of the proposed Zoning Regulation Amendment with the existing and potential uses of the surrounding areas and within the same zoning district.**

- The proposed changes are not anticipated to produce adverse impacts on the uses of the surrounding area.
- The proposed changes generally have an impact on future development, re-development, and expansions of age-restricted housing developments in the R-ED, PGCC, R-20, R-12, R-SC, R-SA-8 and R-H-ED districts with the requirement of adjoining a B-1 zoned parcel and being within 1,000 of an intersection of two arterial roads.

# Evaluation of Criteria

## ZRA-214

Number of eligible parcels: 57



2. The properties to which the Zoning Regulation Amendment could apply and, if feasible, a map of the impacted properties.

- There are an estimated 57 potentially impacted parcels, totaling approximately 47 acres in total
- Parcel Eligibility: Parcels adjacent to a B-1 zoned parcel and within 1,000 feet of an intersection of two arterial roads

# Evaluation of Criteria

## 3. Conflicts in the Howard County Zoning Regulations as a result of the Zoning Regulation Amendment:

- Text proposes using **GROSS** acreage and **NOT NET** unlike existing C.U. ARAH uses for density calculations
- No minimum distance between apartment buildings mentioned (Ex. 30ft face-to-face)
- No max length of apartment buildings specified (Ex. 120ft for max length)
- No minimum parcel size

# Summary of Proposed Changes

Category	Age-Restricted Adult Housing – General	Age-Restricted Adult Housing – Commercial Transition
Zoning Districts	RC, RR, R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT.	R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-HE-D.
Minimum Number of Units	Minimum of 20 dwelling units in RC, RR, R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, or R-APT.	Not specified.
Housing Types Allowed	<p>Detached, semi-detached, multi-plex, attached, and apartment units.</p> <p>For developments &lt;50 units in RC, RR, R-ED, R-20, R-12: apartments not permitted</p> <p>In RC and RR: only detached and semi-detached permitted.</p>	Apartments only.

# Summary of Proposed Changes

Category	Age-Restricted Adult Housing – General	Age-Restricted Adult Housing – Commercial Transition
Density Limit (units/acre)	By district and project size (net acre): <ul style="list-style-type: none"> <li>• RC/RR: 1</li> <li>• R-ED/PGCC/R-20: 4 (20–49 units), 5 (50+)</li> <li>• R-12: 5 (20–49 units), 6 (50+ units)</li> <li>• R-SC: 7 (20–49 units), 8 (50+ units)</li> <li>• R-SA-8: 12</li> <li>• R-H-ED: 10</li> <li>• R-A-15: 25</li> <li>• R-APT: 35</li> </ul>	Max 20 units per gross acre.
Location /Access	If increased density, beyond base density, and as shown above, the site must have frontage on and direct access to a collector or arterial road.	Subject property must adjoin a B-1 zoning district and be within 1,000 feet of the intersection of two collector roads; development must have frontage on and direct access to a public road.

# Summary of Proposed Changes

Category	Age-Restricted Adult Housing – General	Age-Restricted Adult Housing – Commercial Transition
Setback for Small Projects	For projects <50 units in RC, RR, R-ED, PGCC, R-20, R-12: street setbacks must match the adjacent residential setbacks.	Not specified.
Minimum Distance Between Single-Family Dwellings	Face-to-face 30 ft Side-to-side 15 ft Face-to-side or rear-to-side 20 ft Fear-to-rear 40 ft Face-to-rear 100 ft.	Not specified.
Max Building Length	Apartment buildings and SFA groups may not exceed 120 ft; HA may approve up to 300 ft (R-SA-8, R-A-15, R-APT) or 200 ft (other districts) with mitigating design.	Not specified.

# Summary of Proposed Changes

Category	Age-Restricted Adult Housing – General	Age-Restricted Adult Housing – Commercial Transition
Minimum Lot Size	Not specified as a fixed minimum; governed via density and unit minimums.	8 gross acres.
Loading/Trash Screening	Loading and trash storage areas must be adequately screened from view.	Not specified.
Phased Development	For phased projects, open space and accessory facilities must be provided each phase; provide schedule at approval.	Not specified.

# Summary of Proposed Changes

Category	Age-Restricted Adult Housing – General	Age-Restricted Adult Housing – Commercial Transition
Common Area Ownership/Maintenance	All open space, common areas, and improvements must be managed/maintained by a common entity (owner, condo association, HOA).	8 gross acres.
Grandfathering Provision	Pre–July 12, 2001, housing for the elderly special exceptions may convert to age-restricted adult housing with new covenants, without further HA review.	Not specified.

# Evaluation of Criteria

## 4. 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.

- Policy DN-12 found in Chapter 6: Dynamic Neighborhoods
  - Recommends to “Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.”
- Policy DN-13 found in Chapter 6: Dynamic Neighborhoods
  - Recommends to “Create greater opportunities for multi-generational neighborhoods, especially in character areas identified as activity centers.”
- Policy QBD-4 found in Chapter 7: Quality By Design
  - Recommends to “Develop context-sensitive design standards appropriate for various scales of infill development to effectively transition between larger developments and established uses.”

# Evaluation of Criteria

## **4. 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.**

- Environmental Policies
  - Does not conflict with any environmental policies and would not change any development requirements for sensitive resource protection, stormwater management or forest conservation.

# Evaluation of Criteria

## 5. If the zoning regulation text amendment would impact eight parcels of land or less.

- ZRA-214 impacts more than eight (8) parcels; therefore, this criterion does not apply.
- This ZRA will impact approximately 57 parcels.

# Planning Board Recommendation

## Planning Board Action:

- Advisory – Make a motion on the proposed Zoning Regulation Amendment to the County Council
  - Favorable recommendation of the text as proposed
  - Favorable recommendation with suggested amendments to the proposed text
  - Non-favorable recommendation