

Code Revision Review: Age-Restricted Communities and Age-Restricted Homes

Planning and Zoning Commission

July 8, 2026



Overview

1. Affected codes

- a. Chapter 91, Fire Protection
- b. Chapter 155, Development and Subdivision of Land
- c. Chapter 158, Zoning

2. Affected sections

- a. Definitions (§91.004, 158.002)
- b. Development Requirements (§91.060, §155.051)
- c. Parking (§158.063)
- d. Uses (§158.075.01, 158.079, 158.082)
- e. Bulk Requirements (§158.075.03)
- f. Specific Use Requirements (§158.161)

3. Consultant Recommendations Addressed

- a. Emergency Access Standards
- b. Standalone Age-Restricted Housing Section
- c. Definitions
- d. Reassess Density Calculations
- e. Context-Sensitive Design Standards
- f. Universal Design/Aging-in-Place Site Design and Exterior Standards
- g. Refine the Approval Process
- h. Parking Design & Minimum Standards
- i. Minimum Housing Type Mix
- j. Revise Community Amenities Requirements
- k. Open Space Calculations
- l. Sidewalk & Pedestrian Standards

Process Recap

1. Planning document consistency and best practice recommendations presented by consultant team to BCC
 - PZC directed to work on amendments based on recommendations
2. Consultant reports and proposed amendments presented by consultant team to PZC
3. Public open house/meeting and survey conducted for feedback
4. Proposed amendments posted online for feedback

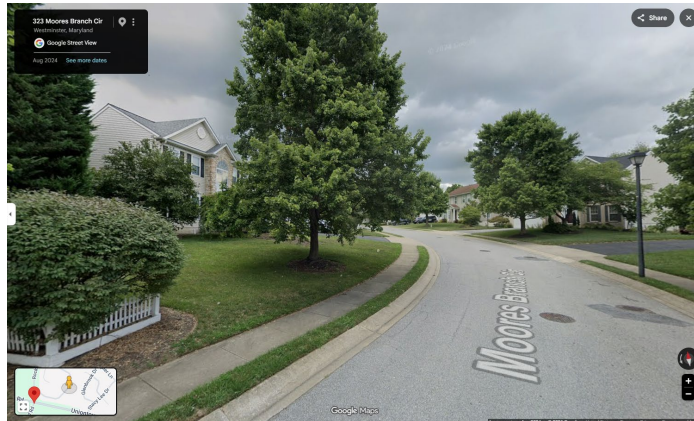


Terminology - Subdivision

Development process that “divides” an original parcel into separate ownership. Property is split between individual owners, public property such as roadways, and potentially property owned by HOA’s.

No commercial corporation control.

Subdivisions are not part of the scope of this discussion.



Meadow Ridge

Terminology - Subdivision

A subdivision can record covenants and deed restrictions to be age restricted.

Would not be evaluated for school APFO.

No other benefits to the developer.

Subdivisions are not part of the scope of this discussion.



Coventry at Westminster

Terminology - Site

Development of a parcel, typically for a commercial or industrial use.

Ownership and maintenance is by one private entity.

Condominium business model may apply where structures are owned by individuals, but land is owned by commercial entity.



Terminology – Age Restricted Home

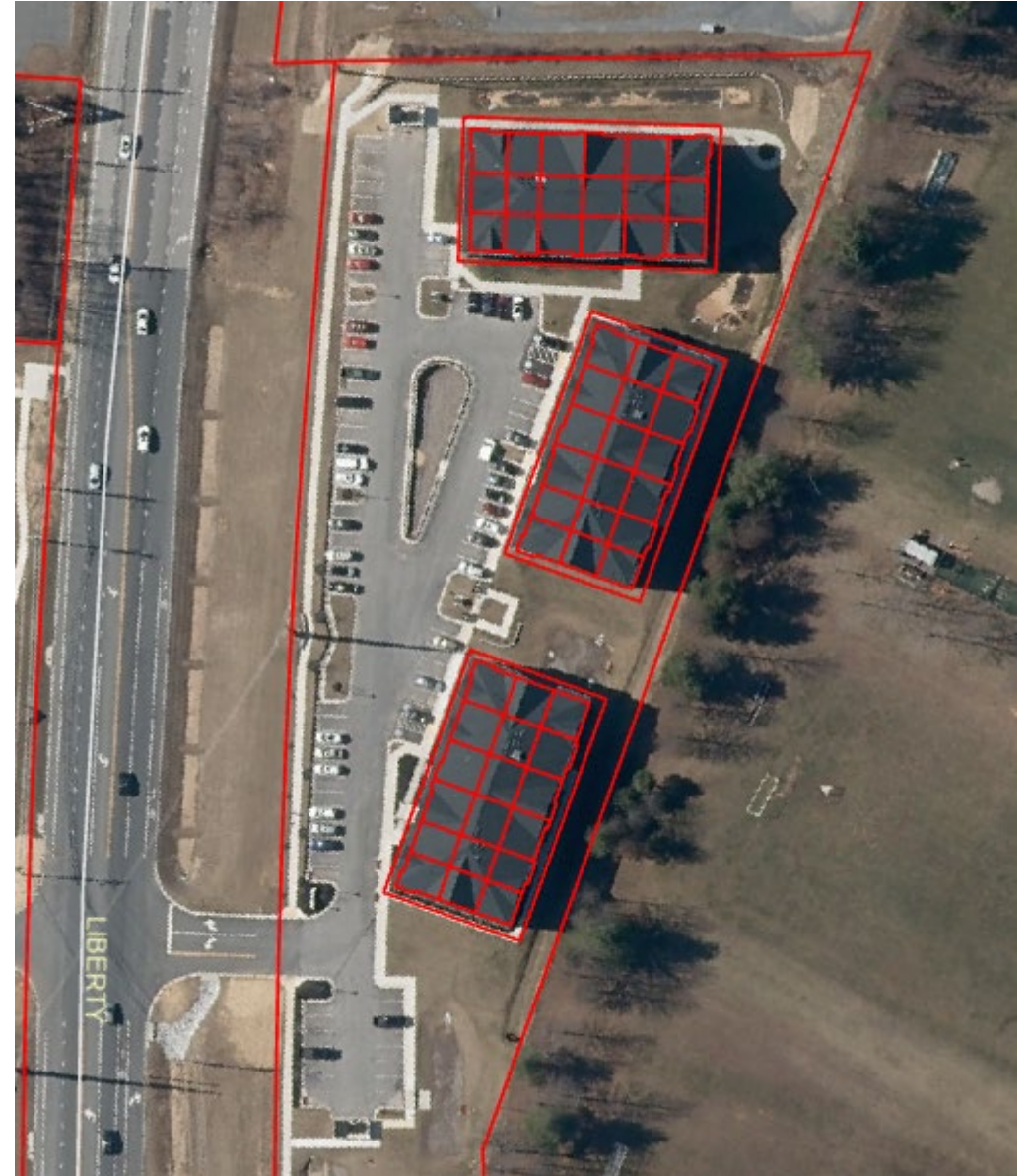
Currently – “Retirement Home”

Consultant Recommended – “Active Adult Home”

Staff Recommendation – “Age Restricted Home”

Multi-unit building or buildings located on a site.

Corporate ownership of common property,
maintained for benefit of residents.



Liberty Place

Terminology – Age Restricted Community

Currently – “Retirement Village”

Consultant Recommended – “Active Adult Community”

Staff Recommendation – “Age Restricted Community”

Single family homes located on a site.

Corporate ownership of common property,
maintained for benefit of residents.

“Retirement Villages” Change in Density

1971 – 14.5 Dwelling Units/Gross Acre

2009 – 5.8 Dwelling Units/Gross Acre

2021 – 3.5 Dwelling Units/Gross Acre



Greenvale Mews

Terminology – Age Restricted Community Including Age Restricted Home

1971 to 2021 – “Retirement Home” included both multi-family and single family.

2021 – Differentiated “Retirement Home” and “Retirement Village” as multi-family and single-family.

One site can contain both

New Use – “Age Restricted Community Including Age Restricted Home”



Winifred Manor

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§91.004 - Definitions	<i>FIRE APPARATUS ACCESS ROAD.</i> A public or private street or roadway that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as Fire Lane, public street, private-street, and parking lot drive aisleways. Fire Apparatus Access Roads do not include private driveways or use-in-common driveways. <i>FIRE LANE.</i> A lane or area for the unobstructed ingress or egress of a fire department and other emergency vehicles.	Included definitions for “Fire Apparatus Access Road” and “Fire Lane”	
§91.060 – Fire Apparatus Road Requirements - General	<u>(A) General.</u> (1) No site plan shall be approved by the Carroll County Planning and Zoning Commission without approval of the Director of the Department of Fire and EMS or their designee. (2) Fire Apparatus Access Roads shall be installed and made serviceable prior to vertical building construction and shall remain serviceable during the time of construction and remain in serviceable condition for the life of the site plan that it serves. (3) Enforcement and Coordination. (a) Director of the Department of Fire and EMS Review. The Development Review Division shall forward site plans to the Director of the Department of Fire and EMS or designee for fire access safety review. All requirements are subject to approval or variance by the Director of the Department of Fire and EMS. (b) Certificate of Occupancy: No final certificate of occupancy shall be granted until the Director of the Department of Fire and EMS or designee verifies that all Fire Apparatus Access Roads, comply with the approved site plans. (c) Obstructions. Fire apparatus access roads and designated fire lanes shall be maintained free and clear of all obstructions. Parking of vehicles shall be prohibited except where the access road is specifically designed and approved for on-street parking. In such cases, parking spaces shall be clearly delineated, and a minimum unobstructed width of twenty (20) feet shall be continuously maintained. Emergency access can be granted by installing an access box (Knox Box) which is a listed box that usually contains items such as keys, access codes, card keys, or a remote opening device for first responders.	Provided criteria for the location, access, and design of fire apparatus access roads.	

Note: Chapter 91 proposed revisions have been reviewed and affirmed by Chief Robinson

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§91.060 – Fire Apparatus Road Requirements - General	(C) Location Requirements. (1) Fire Apparatus Access. Fire Apparatus Access Roads shall be located to ensure fire apparatus can drive within fifty (50) ft. of an exterior door that allows access to the interior of the building. This fifty (50) ft. distance may be increased to one hundred fifty (150) ft. for single- or two-family dwellings, or townhouses, that are protected with an automatic sprinkler system. (2) Firefighting Water Hose Line Access. Fire Apparatus Access Roads shall be located to ensure that any portion of the building or facility is not more than one hundred fifty (150) ft. from the access road as measured around the exterior of the building or facility. This one hundred fifty (150) ft. distance can be increased to four hundred fifty (450) ft. for buildings or facilities that are protected with an automatic sprinkler system.	Provided criteria for the location, access, and design of fire apparatus access roads.	Supported by survey responses emphasizing safety and accessibility by emergency vehicles
§91.060 – Fire Apparatus Road Requirements - General	(D) Design Specifications. (1) Fire Apparatus Access Roads shall be designed to provide a minimum of twenty (20) feet of unobstructed width, thirteen and one-half (13.5) feet of unobstructed vertical clearance, and if dead ended provide a minimum inside turning radius of forty-five (45) feet. (2) Dead-end Fire Apparatus Access Roads that exceed one hundred fifty (150) ft. in length shall be provided with an approved turnaround. Parking, median islands, landscaping or other obstruction within the required turnarounds is prohibited. (3) Grade. Fire Apparatus Access Roads shall not exceed ten (10) percent in grade longitudinally.	Provided criteria for the location, access, and design of fire apparatus access roads.	Developer recommendation to allow 36-foot radius cul-de-sac.
§91.060 – Fire Apparatus Road Requirements - General	(E) Marking Specifications. Where required by the Director of the Department of Fire and EMS, Fire Lanes shall be marked as follows: (1) Striping. Fire Lanes shall be marked by painted lines of red traffic paint six (6) inches in width to delineate the boundaries of the designated Fire Lane. The words “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall appear in four (4) inch white letters at twenty-five (25) ft. intervals on the red border markings along both sides of the designated Fire Lane. Where a curb is available, the striping shall be on both the vertical and horizontal faces of the curb. (2) Signs. Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be twelve (12) in. wide and eighteen (18) in. high. Signs shall be painted on a white background with letters and borders in red, using not less than two (2) in. lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six (6) ft. six (6) inches above finished grade. Signs shall be spaced not more than fifty (50) ft. apart. Signs may be installed on permanent buildings or walls or as approved by the Director of the Department of Fire and EMS or their designee.	Provided criteria for the location, access, and design of fire apparatus access roads.	Developer comment that this requirement would significantly degrade aesthetics of the community. (Staff note that code states “Where required by the Director of Fire and EMS.”)

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§155.051 – Parking Design Standards	(C)(2) Access drives. Access drives which connect roads to or parking areas shall be a minimum of 18 twenty (20) feet wide, except for one-way access drives which shall be a minimum of 12 feet wide; (C)(12) Additional parking design standards apply for Age-Restricted Homes and Age-Restricted Communities, per §158.161(D).	Revised access drive width to be consistent with §91.060 Added cross-reference to §158.161	
§158.002 - Definitions	COMMON OPEN SPACE. Common open space means an outdoor area that is intended for use by residents and their visitors, not including private individual lots, and shall not include streets and off-street parking areas. NET DEVELOPABLE ACREAGE. The total acreage of a lot, parcel, or tract remaining after the deduction of existing easements that prohibit development activity and existing rights-of-way; streams; stream buffers; 100-year floodplains; and habitats of rare, and threatened and endangered species. RESIDENTIAL USES. Single-family, two-family, semi-detached, townhouse, multi-family, assisted living, retirement community, retirement home, retirement village age-restricted community, age-restricted home, Continuing Care Retirement Community (CCRC), continuum care, and nursing home. RETIREMENT-AGE-RESTRICTED HOME. A building designed to meet the needs of, and exclusively for, the residences of senior citizens or couples where either occupant is a senior citizen: A multi-family dwelling building(s) specifically designed to meet the needs of, and exclusively for senior citizens where occupancy is limited in accordance with applicable federal and state law (including the Housing for Older Persons Act of 1995). Dwelling units in such buildings shall include accessibility and other age-friendly features and shall be subject to the age-restriction requirements applicable to the overall development. An Age-restricted Home is not a Continuing Care Retirement Community (CCRC). The age-restriction requirement shall be clearly noted in the approved Site Development Plan, incorporated into a recorded deed restriction against the property, and included in the lease agreement for each rental dwelling unit. RETIREMENT-VILLAGE-AGE-RESTRICTED COMMUNITY. A development consisting of single-family, two-family, and/or townhouses designed to meet the needs of, and exclusively for the residences of senior citizens or couples where either occupant is a senior citizen: A residential development that is age-restricted and designed to meet the needs of senior citizens, where occupancy is limited in accordance with applicable federal and state law, including the Housing for Older Persons Act of 1995 (HOPA). Such development shall include accessibility and other age-friendly features and may consist of a mix of housing types intended to provide amenities, design features, and services that support age-restricted lifestyles. The age-restriction requirement shall be clearly noted in the approved Site Development Plan and shall be incorporated into the deed for each dwelling unit, recorded against the property.	Removed retirement villages and homes; updated to age-restricted community and age-restricted home. Added definition for net developable area and definitions of terms used in the definition (based on Chapter 155). Net Developable Acreage – Howard County and other jurisdictions define as: <u>Net Acre:</u> An acre of land that includes no land in the 100-year floodplain and no steep slopes existing at the time of subdivision. Steep slopes can be graded. Staff recommends not including, but adding other absolute restrictions such as stream buffers and RTE habitat.	1. Developer comment - Calculating net developable acreage is excessive

Code/ Section	Proposed Revisions		Rationale	Feedback/Notes/ Considerations
§158.063 – Minimum Number of Spaces	Use Retirement home/age-restricted adult housing Age-restricted Community – single family, two- family, and townhouses	Number of Spaces Required 2 for each dwelling unit. Dwelling unit garages and driveway areas may be permitted for off-street parking. However, garage areas shall only count as one (1) off-street parking space regardless of the garage's ability to accommodate more than one (1) motor vehicle. Overflow/guest parking may be required at the discretion of the Planning Commission. In addition, overflow/guest parking spaces are required at the following rate: one (1) guest parking space per every five (5) dwelling units shall be distributed throughout the development in centralized or clustered guest parking areas. The overflow/guest parking can be provided as on-street or off-street spaces. Where off-street guest parking is provided, accessible parking spaces shall be included in accordance with applicable federal and state accessibility requirements, including the Americans with Disabilities Act (ADA). Accessible parking spaces shall be located in close proximity to accessible building entrances and shall be designed and marked in compliance with applicable standards.	Update terminology for use and revise number of parking spaces for uses to ensure adequate guest and overflow parking and prevent internal street spillover. Frederick County – 2 dwellings per unit Howard County – 2 space per dwelling + an additional 0.3 space per dwelling for guest/visitor Queen Annes County – 2 off street parking spaces for all residential types	1. Developer comment - Only allowing 2-car garage to count for one space will reduce the ability to provide for overflow parking (staff note: required two spaces can be accommodated by one garage and one driveway space)

Code/ Section	Proposed Revisions		Rationale	Feedback/Notes/ Considerations
§158.063 – Minimum Number of Spaces	<i>Use</i> Retirement home/age-restricted adult housing Age-restricted Home—multi-family	<i>Number of Spaces Required</i> 1.5 for each dwelling unit. Overflow/guest parking may be required at the discretion of the Planning Commission. — An One (1) additional five (5) percent of the total required guest parking supply space per every ten (10) dwelling units shall be provided as overflow parking distributed throughout the site in centralized or clustered guest parking areas. The overflow/guest parking can be provided as on-street or off-street spaces. Where off-street guest parking is provided, accessible parking spaces shall be included in accordance with applicable federal and state accessibility requirements, including the Americans with Disabilities Act (ADA). Accessible parking spaces shall be located in close proximity to accessible building entrances and shall be designed and marked in compliance with applicable standards.	Update terminology for use and revise number of parking spaces for uses to ensure adequate guest and overflow parking and prevent internal street spillover. Frederick County – 1 space per unit plus ½ space for each bedroom in the dwelling unit. Howard County – 1 space per dwelling unit + 0.3 space per dwelling unit for guest/visitor parking. Queen Annes County – 2 off street parking spaces for all residential types, except 1.5 spaces for one bedroom DU.	

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations				
§158.071.01 – Residential Districts: Regulation of Principal Uses	(A) Table of Principal Uses						
		Land Use Category Subcategory Description	R- 40,000	R- 20,000	R- 10,000	R- 7,500	Additional Regulations
		RESIDENTIAL					
		Retirement home Age-restricted Home /age- restricted multi-family housing constructed on or after January 1, 2021	X	X	CP	CP	§ 158.002, 158.161
		Retirement home Age-restricted Home/age- restricted multi-family housing constructed prior to January 1, 2021	CP	CP	CP	CP	§ 158.002
		Age-restricted Community including Age-restricted Home	X	X	P	P	§ 158.002, 158.161
		Retirement village Age-restricted Community	X	CP	CP	CP	§§ 158.002, 158.161
		Townhouse, not in a planned unit development or or retirement village Age-restricted Community	X	X	X	X	§ 158.002
		Townhouse in a retirement village	NA	C	C	C	§§ 158.002, 158.161
		Two-family dwelling, not in a planned unit development or retirement village Age-restricted Community	X	X	C	C	§ 158.002
	Two family dwelling in a retirement village	NA	C	C	C	§§ 158.002, 158.161	
	Updated use table to remove uses related to retirement villages and retirement homes.						
	Permit age-restricted community and age-restricted home uses by right based on the proposed design standards (now clearly defined for County Staff and PZC to review and evaluate)						
	Added reference to § 158.161, and 155.091 (where appropriate) in Additional Regulations column.						

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§158.075.03 – Residential Districts: Bulk Requirements	(B) Residential District yard and lot width requirements (in feet). (4) Nursing homes/assisted living facilities/retirement homes Age-restricted Homes. (C) Exceptions. 2) The bulk regulations and density in a retirement village shall be established by the Planning Commission at the time of initial site plan review. The maximum allowable density in the R-20,000 district for a retirement village shall not exceed three and one-half dwelling units per acre, and shall not be increased at any subsequent site plan reviews. (4) The maximum allowable density in the R-10,000 and R-7,500 districts for retirement homes shall be as determined by the Planning Commission but not exceeding one dwelling unit per 3,000 square feet.	Provide authority to the PZC to modify bulk and area requirements of the underlying zoning district for age-restricted community and age-restricted home projects to provide greater flexibility in design.	
§158.079 I-1 Light Industrial District	(D) Business/Industrial Parks. (6) Notwithstanding anything in this subchapter to the contrary, the following uses are prohibited in a Business/Industrial Park: (h) Retirement homes Age-restricted Homes	Updated excluded use term from retirement homes to age-restricted homes.	

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§158.082 – Commercial, Industrial, Employment Campus Districts: Regulation of Principal Uses	(A) Table of Principal Uses		

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§158.161 – Retirement Village-Age-restricted Community and Age-restricted Home	(A) Purpose and Intent (1) The purpose of this section is to establish design standards specific to Age-restricted Community and Age-restricted Home uses that provide thoughtfully planned age restricted residential environments designed to meet the housing, lifestyle, and wellness needs of adults aged 55 and older. The goals of the design standards are to promote diverse, attainable housing choices within a safe, walkable, and context-sensitive setting that supports independent living, social connection, and long-term community stability. (2) Specifically, it is the intent of these design standards to achieve the following design outcomes for both Age-restricted Community and Age-restricted Home uses: (a) Support an Active 55+ Lifestyle by integrating amenities and services that promote physical health, lifelong learning, recreation, and social engagement. Such amenities may include walking trails, fitness facilities, community gardens, clubhouses, gathering spaces, and convenient access to parks, civic spaces, and neighborhood-serving retail and services. Where applicable, connectivity to public sidewalks, bicycle/pedestrian pathways, and public transit options is encouraged to enhance mobility and independence. (b) Promote Safety and Security to foster a residential environment that emphasizes resident safety through design features including appropriate lighting, clear wayfinding, pedestrian-scale design, traffic calming, emergency access, and opportunities for passive surveillance. Developments should incorporate accessible design features that support aging in place and enhance personal security and comfort. (c) Ensure Context-Sensitive Design to provide development that is compatible with surrounding neighborhoods in scale, massing, architectural character, and landscape treatment. Projects should incorporate transitions in height and density where adjacent to lower-density residential areas, preserve natural features where feasible, and utilize high-quality materials and cohesive site planning that contribute positively to community character. (d) Encourage Efficient and Sustainable Development Patterns that promote compact, walkable design; shared open space; and coordinated infrastructure planning to support long-term fiscal and environmental sustainability. (3) Furthermore, it is the purpose and intent of this section to Expand Housing Choice and Affordability of Age-restricted Communities by providing a range of housing types and styles – including single-family dwellings, two-family dwellings, townhomes, and age-restricted multifamily buildings – designed to accommodate varying income levels, mobility needs, and household sizes. The standards seek to achieve efficient site design, right-sized units, and flexible development standards to promote attainable and lifecycle-appropriate housing options.	Removed existing language and replaced with new language in § 158.161. New section with following subsections: • Purpose and Intent • Bulk and Area Requirements • Density Requirements • Design Standards • Parking Design and Connectivity Standards • Amenity Requirements	1. Supported by survey responses emphasizing aging in place, safety and convenience, modest amenities, and housing variety

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§158.161 – Retirement Village-Age-restricted Community and Age-restricted Home	(B) Density and Unit Mix Requirements (1) Maximum Density. (a) Age-restricted Community: Eight (8) units per net developable acre. (b) Age-restricted Home: One (1) dwelling unit for every 3,000 square feet of gross area. (c) Age-restricted Community that includes an Age-restricted Home: One (1) dwelling unit for every 3,000 square feet of gross area. The Age-restricted Home component of the site shall contain a minimum of seventy-five (75) percent of the proposed dwelling units. (2) Unit Mix. (a) For Age-restricted Community projects comprised of more than fifty (50) dwelling units, a dwelling unit mix is required, and no dwelling unit type shall comprise more than sixty (60) percent of the total dwelling units. Dwelling unit mix may include multi-family dwellings. (b) For Age-restricted Community projects for which multi-family dwellings are proposed as part of the unit mix, the Planning and Zoning Commission shall require, over and above other standards herein, that such uses be so arranged and distributed, and appropriately related to public open space, single-family dwellings, or semi-detached dwellings that higher densities are not unreasonably and disproportionately concentrated in these locations, or so located as to concentrate traffic on minor residential streets.	Community density – Requires density to be as per net developable acre. Rate matches other jurisdictions. Home density – Same density established in 1971 and has maintained since. Community that includes home – Same density in 1971, but prioritizes that most of density must be in homes. Howard County – 8 dwelling units per net acre. (Net acre is gross minus floodplain and steep slopes). Frederick City – Density is dwelling units per gross acre. In mixed use zoning – 75 dwelling units per acre. Single family and townhomes range from 4 DU to 40 DU per gross acre depending on zoning. City of Westminster – 16 dwelling units per net acre. (Net acre is gross minus floodplain and steep slopes)	1. Developer comment – Unit mix – This recommendation would likely render properties in Carroll County undevelopable. Recommend eliminating dwelling unit mix requirement or increase to 90% of dwelling unit type. 2. Developer comment – Currently there is no density maximum in commercial zone. By defining density generally for the use, this would not allow the desired density on their project in the commercial zoning district. 3. Supported by survey responses emphasizing a preference for lower densities and housing variety

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§158.161 – Retirement Village-Age-restricted Community and Age-restricted Home	(C) Design Standards (1) Site Grading and Landscaping. Grading and landscaping shall retain and enhance elements that allow the site to blend with the existing neighborhood. (2) Minimum spacing between buildings shall be twenty (20) feet. (3) Garage Standards for Age-restricted Community Dwelling Units. (a) Front-loaded garages shall not project more than twelve (12) feet beyond front façade. (4) Townhomes and Duplexes. (a) Maximum units per townhome building: Six (6) (b) Maximum cumulative building width: One hundred twenty (120) feet. (c) Facade articulation: Every forty (40) feet minimum. (d) Roofline variation: Variation in roof lines required for attached units (5) Primary Materials: (a) Construction plans shall include proposed building elevations including material specifications. (b) Brick, stone, fiber cement siding, stucco systems, architectural metal, or comparable durable materials. (c) Vinyl is permitted but large expanses (50% or more) of vinyl siding or Exterior Insulation Finishing System (EIFS) as a primary facade material (unless high-quality and detailed) is prohibited. (6) Building Form & Massing for Age-restricted Homes. (a) Ensure building height, massing, and façade design are pedestrian-oriented and proportionate to human scale, and are compatible with the height, bulk, setbacks, and design character of adjacent and nearby buildings.. (b) Maximum building length before a massing break: 100 ft. (c) Facade articulation required at regular intervals through: (i) Changes in plane (minimum 3 feet depth variation) (ii) Roofline variation (minimum pitch 5:12 for primary roof forms, and variation in roof lines required for attached units. (iii) Vertical elements such as bays or projections (d) Step-down building heights where adjacent to lower-density residential. (e) Clearly defined base, middle, and top on buildings three (3) stories or more. (f) Avoid long, unarticulated facades facing public streets or open space. (1) Entrances & Building Orientation for Age-restricted Homes. (a) Primary entrances must face a public street, courtyard, or common open space. (b) Entryways shall be: (i) Covered or recessed. (ii) Clearly identifiable with enhanced architectural detailing. (iii) Well-lit with pedestrian-scale lighting. (c) Shall direct pedestrian connections from entrances to sidewalks and parking areas.	Establishes quantitative and qualitative design standards.	1. Implication – Staff resources to review and enforce. 2. Developer comment - Maximum units in block is 6 but the maximum length of 120 feet for the block limits unit width to 20 feet. Many age-restricted builders want a minimum of 30' wide models. 3. Developer comment – Maximum units and maximum length – This does not appear to be industry standard. We have developed a number of communities with building widths well over 120', 150' and even 175'. 120' accounts for 6 units of 20' width. Units providing primary living are typically wider than 20' width, so these two maximums are contradictory given the age-restricted product type and Universal Design Standards required in the proposed amendment. 4. Supported by survey responses emphasizing need for good parking, attractive community design

Example – Frederick City – Not Age Restricted

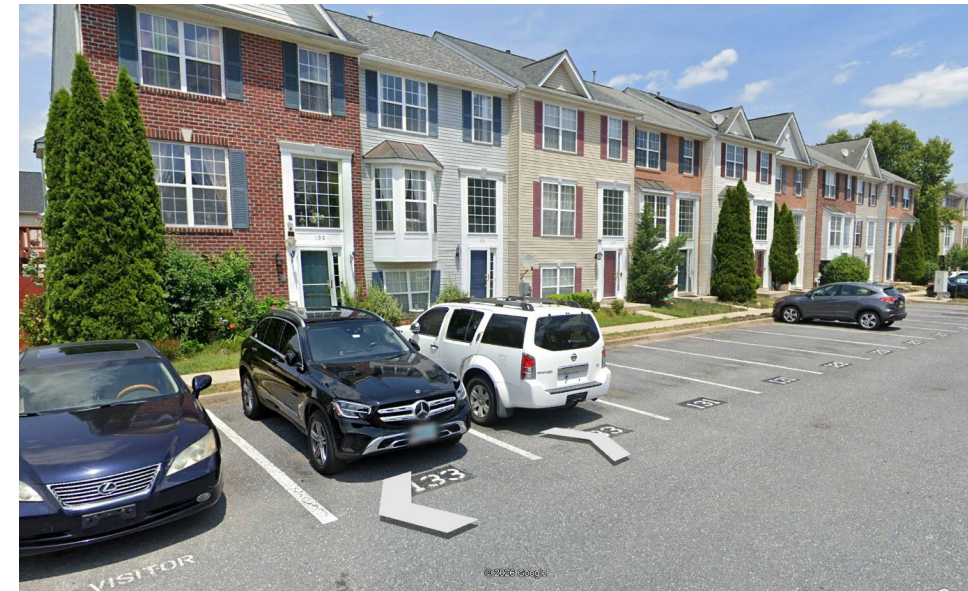
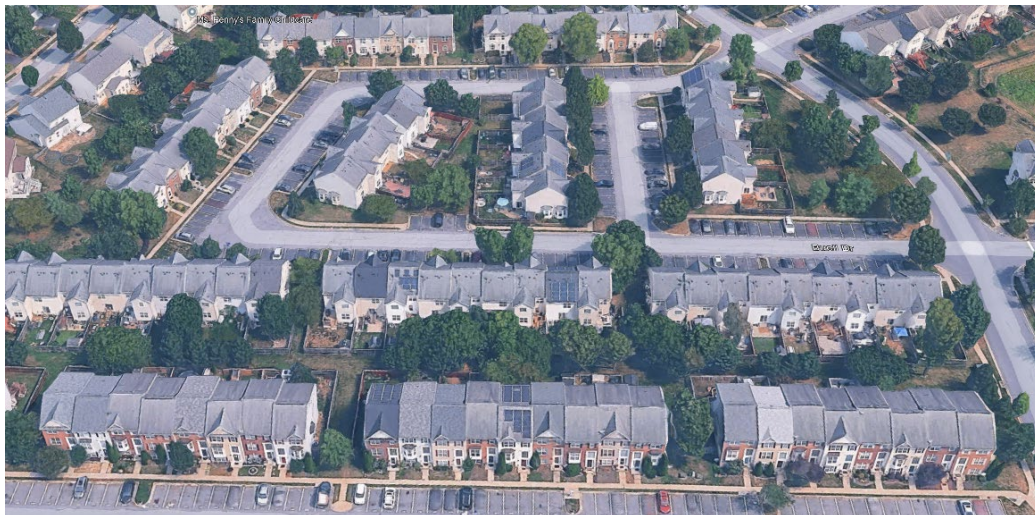


9 Dwelling Unit Building

Total building width – 190 feet

Space between buildings – 30 feet

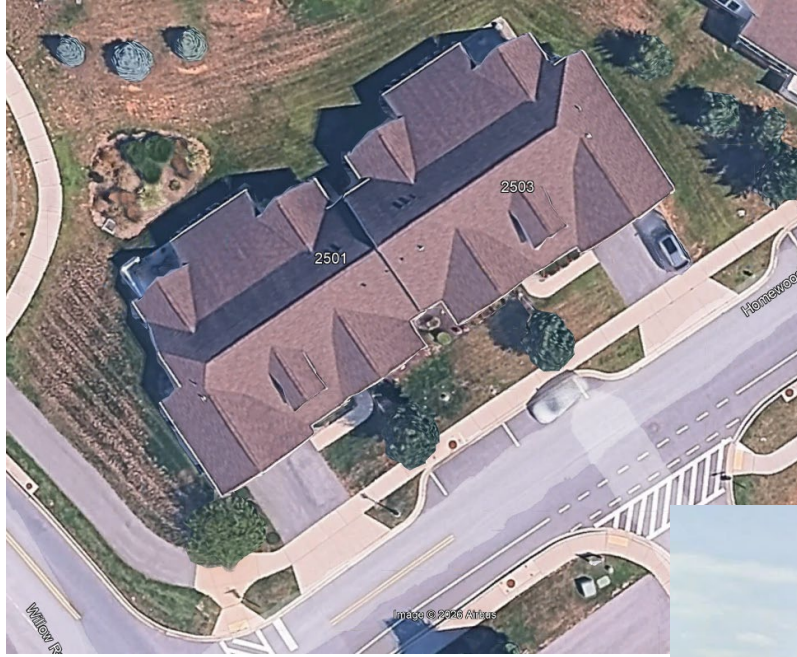
2 foot grass buffer between parking and sidewalk



Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§158.161 – Retirement Village-Age-restricted Community and Age-restricted Home	(C) Design Standards (con't.) (8) Universal Interior Design Standards. (a) Required Features, to be noted on the cover page of the site plan: (i) Step-free building entrances. (ii) Front doors shall be a minimum of thirty-six (36) inch in width. (iii) Wide corridors and doorways (minimum thirty-six (36) inch doors recommended). (iv) Lever-style door hardware. (v) Reinforced bathroom walls for future grab bar installation. (vi) Curbless or low-threshold showers in a percentage of units. (vii) Non-slip flooring in bathrooms and kitchens. (viii) Rocker light switches and lowered electrical controls. (ix) Zero-step access to balconies or patios where feasible. (x) Exterior [e.g., lamppost] lighting fixture that is controlled from inside the dwelling unit unless such external lighting fixture is continuously illuminated or automatically controlled. (b) Encouraged Features: (i) Adjustable-height countertops. (ii) Smart home technology integration. (iii) Emergency call systems. (iv) Visual and audible alert systems. (9) Safety & Security: (a) Well-lit parking areas, walkways, and entrances using context sensitive-designed lighting including pedestrian-scaled lighting for walkways. (i) Cobra-head style lighting is prohibited. (ii) Pedestrian-scale lighting (12–16 feet in height). (iii) Shielded fixtures to reduce glare. (iv) Even illumination across walking paths. (b) Wayfinding signage designed for readability (high contrast, large fonts).	See above	1. Implication – Staff resources to review and enforce. 2. Supported by survey responses emphasizing features that promote aging in place and safety

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§158.161 – Retirement Village-Age-restricted Community and Age-restricted Home	(D) Parking Design and Connectivity Standards (1) Parking must be provided per §158.063, Minimum Number of Spaces. (2) Driveways serving individual dwelling units shall be designed as follows: (a) The minimum driveway length shall be twenty (20) feet long measured from the garage or end of the parking pad to the edge of the sidewalk. If there is no sidewalk, the driveway shall be measured to the flowline of the street curb. Driveways shall not encroach into sidewalks or pedestrian zones. (b) Minimum driveway width shall be twelve (12) feet. Two (2) car garages shall have minimum twenty-two (22) foot wide by twenty (20) foot long minimum driveway/parking area at entrance to garage. (c) Maximum driveway grade shall be 8.33% longitudinal slope and 2% cross slope. (d) Where driveways or parking areas are intended to serve accessible units or common facilities, parking and access shall comply with applicable ADA standards, including required accessible parking space dimensions and access aisles. (4) Separately designed off-street Parking for non-residents (e.g., guest parking) shall be required for all Age-restricted Community developments and be provided as follows: (a) One (1) guest parking space per every five (5) dwelling units shall be distributed throughout the development in centralized or clustered guest parking areas. The overflow/guest parking can be provided as on-street or off-street spaces. (b) Shall be distributed throughout the development such that no dwelling unit is located more than 1,320-500 feet (1/4 mile), measured along pedestrian-accessible routes, from the nearest facility. (c) No more than ten (10) guest spaces shall be grouped in a single cluster. (d) May be provided as clustered off-street parking bays, parallel or angled on-street parking spaces along internal streets, or a combination of both. (e) Off-street guest parking areas shall provide a minimum five (5) foot-wide pedestrian connection to the nearest sidewalk.	See above	1. Developer comment - 22-foot driveway widths are excessive; comparable projects elsewhere have 18-foot driveways. 2. Developer comment – Min. driveway length of 18'. Eighteen feet is more than sufficient for the majority of vehicles. 3. Clustering parking and locating it within ¼ mile is problematic for smaller projects. (staff note: current proposal is to locate within 500 feet) 4. Developer comment – Driveway width – Adding to width to every 2-car garage driveway would cause impacts to stormwater management. Additionally, providing a 22’ wide driveway for a townhome or villa would be challenging and sometimes impossible, given space is needed for the front door as well as gas and electric service/meters. Recommend 18’ wide and encourage 22’ wide where feasible. 5. Developer comment – No more than 10 spaces clustered. Need clarification if this applies to parallel parking on the street or not. (Staff note, clarify with “does not apply to on-street parallel parking.” 6. Consider construction phase and timing of installation of signage. Add provision for temporary or permanent signage to be installed prior to occupancy of units? 7. Supported by survey responses emphasizing the need for adequate parking areas, guest parking accommodation and safety on internal and adjacent roadways

Example – Bloomfields – Frederick City



Driveways are approximately 19' x 19'

Stripped on street parking with bump outs.



Example – Bloomfields – Frederick City



16 spot guest parking lot
20 & 22-foot roadways
1,000 feet walking from
corner to corner of block

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§158.161 – Retirement Village-Age-restricted Community and Age-restricted Home	(D) Parking Design and Connectivity Standards (con't.) (5) On-Street Parking. (a) Proposed on-street parking shall be striped to denote limits of parking spaces. (b) Street widths in areas where on-street parking is permitted shall maintain fire access widths. (c) Curb bump-outs (curb extensions) shall be required at internal street intersections where on-street guest parking areas are included and shall: (i) Extend a minimum of six (6) feet from the face of curb; (ii) Narrow pedestrian crossing distances; and (iii) Prevent parking within twenty (20) feet of intersections. (iv) Bump-outs may include landscaping, street trees, or stormwater features. (6) Sidewalks and Shared-Use (Bicycle and Pedestrian) Pathways. (a) Sidewalks adjacent to roadways shall be a minimum five (5) feet clear width and all sidewalks adjacent to streets shall have a minimum four (4) foot buffer between the curb and the sidewalk. (b) Sidewalks adjacent to parking lots shall be a minimum six (6) feet clear width with no required buffer. (c) Shared Use Pathways shall be a minimum of ten (10) feet in width and shall be surfaced with crushed stone or smooth pavement material. (d) All shared use pathways shall provide a direct accessible connection with any walking or bicycle path amenities including those identified in the Carroll County's 2019 Bicycle-Pedestrian Master Plan. (7) Benches shall be provided along primary walking paths and sidewalks: (a) At intervals of no more than 1,320 feet (¼ mile), or (b) At least one bench per twenty (20) dwelling units, whichever results in more benches. (c) Bench Design Standards: (i) Constructed of durable metal, composite, or wood; (ii) Include backs and armrests; (iii) Seat height between seventeen (17) and nineteen (19) inches; and (iv) No internal dividers restricting seating flexibility. (d) Placement: (i) Located on level, paved pads adjacent to sidewalks; (ii) Positioned to allow wheelchair access beside the bench; (iii) Oriented toward views, landscaping, or activity areas where feasible; and (iv) Located in shaded areas where possible. (8) All pedestrian pathways, sidewalks, and common open spaces intended for use after dusk shall be illuminated. (a) Lighting shall: (i) Be warm-toned (i.e., 2,700 Kelvin–3,000 Kelvin); and (ii) Be downward facing and shielded to prevent glare and minimize light trespass onto adjacent residential properties.	See above	1. Developer comment - Shared-use path width of 10 feet is excessive 2. Developer comment - Connectivity to other path systems difficult for infill projects. 3. Developer comment - Solar lighting should be allowed. 4. Developer comment – 4 foot grass buffer is excessive. Recommend min. 2' grass buffer between curb and sidewalk. This is sufficient to plant trees and buffer the sidewalk from the road. 5. Developer comment – 4 foot grass buffer is added maintenance cost and do not see benefit. 6. Supported by survey responses emphasizing vehicular and pedestrian safety, modest amenities and a preference for walking paths and green spaces

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§158.161 – Retirement Village Age-restricted Community and Age-restricted Home	(E) Amenity Requirements (1) A written and illustrated community amenity report shall be prepared by the applicant for both Age-restricted Community and Age-restricted Home development projects and submitted with the application. (2) The community amenity report shall identify, describe, and illustrate in sufficient detail satisfactorily to the Planning and Zoning Commission the type, size, and location of all indoor and outdoor amenities proposed to support independent living, social connection, and long-term community stability of the age-restricted community living environment. (3) For both Age-restricted Communities and Age-restricted Home projects that exceed 50 units, indoor common area amenity space specified in the community amenity plan shall be provided at a minimum rate of twenty (20) square feet of floor area for the first ninety-nine (99) dwelling units, with a minimum of five hundred (500) square feet, plus an additional ten (10) square feet of floor area for each dwelling unit in excess of ninety-nine (99). (4) Outdoor amenities shall be provided for all Age-restricted Home and Age-restricted Community projects to support an age-restricted living lifestyle that promote physical health, lifelong learning, recreation, and social engagement. Such amenities shall provide for both active and passive facilities and features, and may include open space. (5) Common Open Space shall be provided for all Age-restricted Home and Age-restricted Community projects as follows: (a) Shall be provided as a contiguous area interconnected through pedestrian pathways or green corridors to function as a unified common open space network. (b) Common Open space shall comprise not less than twenty-five (25) percent of the gross area. (c) A maximum of fifty (50) percent of the required common open space may be steep slopes, streams, ponds, stormwater management facilities, watercourses, and floodplains. (d) A minimum of ten (10) percent of the required common open space shall be suitable for active recreational use. (e) Stormwater management facilities may be included as active common open space if they are designed to accommodate active or passive recreation uses. (f) The open space shall be located within 1,000 feet of all residential units. (6) Amenities shall be maintained in a safe, clean, and functional condition, and shall be owned and maintained by: (a) Property owner/management entity, or (b) Other legally established entity. (c) An amenity maintenance plan shall be submitted at time of site plan approval included in the amenity report. (d) Amenities shall be completed prior to issuance of certificate of occupancy for more than fifty (50) percent of dwelling units unless phased pursuant to an approved development agreement. (e) Proposed amenities shown on the approved site plan shall be bonded per §155.052(B). (f) Failure to maintain construct approved amenities shall constitute a zoning violation.	Indoor common area requirements are similar to Howard County requirements. Total open space requirement matches PUD requirement – 25%.	- Developer comment - Requiring 20 s.f. of clubhouse for small projects makes no sense (staff note: E3 now applies this only to projects +50 units) - Developer comment – Required indoor amenity space. Recommendation – 20 SF per unit for first 99 units with additional 5 SF per unit in excess of 99 units. In their experience, this provides adequate indoor common area space. - Developer comment – Clarity is needed to define “Active recreational use.” (Staff note, this is the intent of the amenity plan, for the developer to define what they propose. Then for PZC to determine if intent has been met.) - Developer comment – Clarity is needed to define “a contiguous area interconnected.” (Staff note, believe this is clear that open areas must be interconnected and accessible by residents. Should not be isolated space.) - Developer comment – Open space located within 1000 feet of all residential units. This needs to be clarified. All open space located within 1000 feet of all units is not feasible. Recommend – An open space must be located within 1000 feet of all homes where feasible. - Developer comment – In our experience, the indoor amenities are minimally used and result in increased maintenance fees, thereby driving up the cost of the units and working against the previously stated goal of affordability. We do not believe it is appropriate to require indoor amenities generally for every age-restricted housing plan. - Supported by survey responses emphasizing modest amenities, a preference for green spaces and rural atmosphere

Code/ Section	Proposed Revisions	Rationale	Feedback/Notes/ Considerations
§ 158.161.01 Temporary Deferral on Retirement Villages and Retirement Homes in the Freedom Designated Growth Area:	There shall be a temporary deferral on the final approval of all retirement villages and retirement homes in the Freedom Designated Growth Area as defined in § 158.002 for a period of six months starting with the effective date of this section (December 18, 2025). However, such projects submitted as of the effective date of this section may continue to be reviewed and processed by the county up to but not including final approval but may be subject to any amendments to any zoning, subdivision, or portions of the Carroll County Code of Ordinances made during the deferral period.	Removed temporary deferral language that will expire.	