

South Carroll Senior and Community Center

HELP SHAPE THE RETIREMENT
COMMUNITIES OF
TOMORROW

JUNE 24, 2026



Background

County is working to improve regulations related to age-restricted housing developments, otherwise known as Retirement Homes and Retirement Villages.

Current work has included a comprehensive review of the current regulations and recommendations for their improvement.

Purpose, Methods, and Outcomes

Purpose: To gather citizen feedback on preferences for age-restricted housing features and community design

Methods: Participation through tonight's event and through the public survey

Outcomes: Feedback will be used to help shape County zoning policies regarding age restricted housing

Age-restricted housing is housing for senior citizens (age 55+) that includes Retirement Homes and Retirement Villages, as defined in the County's Zoning Code (Chapter 158 of the County Code).

These are not Assisted Living Facilities or Continuing Care Retirement Communities.

What is Age Restricted Housing?



Retirement Home

A building designed to meet the needs of, and exclusively for, the residences of senior citizens or couples where at least one occupant is a senior citizen.





Retirement Village

A development consisting of single-family, two-family, and/or townhouse dwellings designed to meet the needs of, and exclusively for, the residences of senior citizens or couples where at least one occupant is a senior citizen.

Examples in Carroll County

Retirement Village:

- **Carroll Vista (Taneytown):** A 55+ active adult community featuring single-family homes. Amenities include a clubhouse, fitness center, indoor/outdoor pools, and a putting green.
- **Castlefield (Manchester):** A 55+ active adult community offering attached homes and a supportive environment with 24-hour call systems.
- **Greenvale Mews (Westminster):** A 55+ active adult attached community offering home community .
- **The Reserve at New Windsor (New Windsor):** A 55+ community offering attached homes.

Retirement Homes:

- **Snowden Creek (Eldersburg):** A 55+ age-restricted independent living apartments.
- **Liberty Place (Sykesville):** A 55+ age-restricted condo community constructed in the 2020s.

Retirement Village with Retirement Home:

- **Winifred Manor (Eldersburg):** A 55+ community of apartment condos and attached homes.
- **Nells Acres (Eldersburg):** A 55+ community of apartment condos and main floor living villas.

Current Challenges

Lack of standards addressing age-restricted housing (including 55+ active retirement living needs)

Lack of predictability for age restricted housing projects

Heavy reliance on discretionary review of Site Development Plans

County's Policy Direction

Key Goals

- Diverse, attainable housing options for active older adults
- Safe, walkable, and context-sensitive environments
- Promote independent living, social connection, and long-term stability

Housing Choice & Affordability

- Mix of housing types (single-family, two-family, townhome, multifamily)
- Accommodate varying incomes, mobility needs, and household sizes
- Encourage efficient, flexible, and attainable housing design

County's Policy Direction (cont.)

Establish Design Standards

- Guide development of age-restricted (55+) communities and homes
- Support housing, lifestyle, and wellness needs of active older adults

Core Design Outcomes

- Active Lifestyle: Integrate amenities (trails, fitness, community spaces, access to parks/services)
- Safety & Accessibility: Lighting, wayfinding, traffic calming, ADA-friendly design, aging in place
- Context-Sensitive Design: Compatible scale, architecture, transitions, and preservation of natural features
- Sustainable Development: Compact, walkable layouts with shared open space and efficient infrastructure

Support an Active 55+ Lifestyle

- ❑ **Integrate amenities that promote:**
 - Physical health, recreation, and social engagement
 - Lifelong learning opportunities
- ❑ **Key amenities may include:**
 - Walking trails, fitness facilities, community gardens
 - Clubhouses and gathering spaces
- ❑ **Provide access to:**
 - Parks, civic spaces, and neighborhood-serving retail/services
- ❑ **Encourage connectivity to:**
 - Sidewalks, bike/pedestrian pathways, and public transit

Goal: Enhance mobility, independence, and quality of life

Promote Safety and Security

- ❑ Incorporate features such as:
 - Adequate lighting and clear wayfinding
 - Pedestrian-scale design and traffic calming
 - Emergency access and passive surveillance

- ❑ Include accessible design elements to:
 - Support aging in place
 - Improve personal safety and ease of use

Goal: Design for a safe, comfortable residential environment

Ensure Context-Sensitive Design

- ❑ Maintain compatibility with surrounding neighborhoods:
 - Scale, massing, and architectural character

- ❑ Provide appropriate transitions:
 - Height and density near lower-density areas
 - Preserve natural features where feasible

- ❑ Utilize:
 - High-quality materials
 - Cohesive site planning

Goal: Reinforce and enhance overall community character

Encourage Efficient & Sustainable Development

- Promote:
 - Compact, walkable development patterns
 - Shared open space
 - Support coordinated infrastructure planning

- Advance:
 - Long-term fiscal sustainability
 - Environmental stewardship

Goal: Reinforce and enhance overall community character



HELP SHAPE THE RETIREMENT COMMUNITIES OF TOMORROW!

TAKE THE SURVEY TODAY.
YOUR RESPONSES WILL HELP
GUIDE THE FUTURE DESIGN
OF **AGE RESTRICTED HOUS-
ING** IN CARROLL COUNTY.



SCAN THE QR CODE OR
FOLLOW THE LINK:
<https://bit.ly/4aaNuI0>



SURVEY CLOSSES FRIDAY, JULY 3, 2026

We Value Your Input

HOUSING STYLE



Retirement homes and villages come in a variety of styles and layouts to fit different needs and preferences. Offering a range of options helps residents find a home that suits their lifestyle while staying connected to their community.



Apartment/Condo

A single-level dwelling unit within a multi-unit building, typically featuring shared walls, common access, and minimal exterior maintenance responsibilities.



Cottage-style Home

A small detached home characterized by informal design and efficient floor plans, often clustered around a shared courtyard or green.



Detached Bungalow

A compact, single-story detached home, emphasizing ease of mobility and simplified interior layout.



Townhome

A multi-level attached dwelling unit sharing side walls, with individual entrances and often small private outdoor areas.



Villa

A spacious one- or two-story attached (2 or 3 units) dwelling offering private entry and limited shared walls, often with small private outdoor space and low-maintenance living.

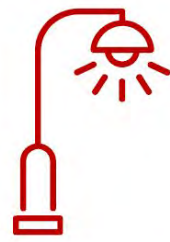
PARKING & CIRCULATION



Parking and circulation play a key role in how a community works day to day. Good parking and circulation makes it easier for residents and visitors to find parking near where they're going and to move around safely and smoothly. Clear, well-designed travel patterns help reduce confusion, improve traffic flow, and make getting to homes, shops, and services more convenient.

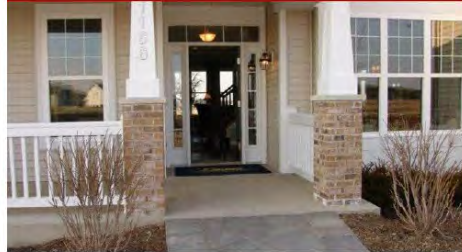


ACCESSIBILITY & SAFETY



Safety and accessibility play a key role in creating communities where residents can live comfortably and with confidence as they age. Thoughtful design, like no-step entries, wider doorways, easy-to-use fixtures, and safe, well-lit surroundings, helps make daily activities easier and more convenient. Features such as emergency response systems, on-site support, and secure environments also provide peace of mind, helping residents feel safe, independent, and connected to their community.

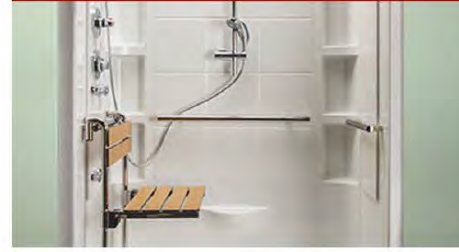
NO STEP ENTRY



WIDE DOORWAYS



WALK IN SHOWER BENCH



GRAB BARS



LEVER-STYLE HANDLE



ELEVATOR ACCESS



SMART HOME



24/7 STAFF SECURITY



NEIGHBORHOOD WATCH



ON-SITE MEDICAL SUPPORT



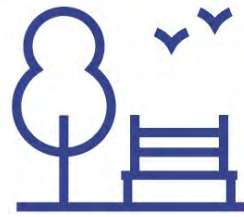
EXTERIOR LIGHTING



EMERGENCY RESPONSE SYSTEM



COMMUNITY AMENITIES



A strong mix of community amenities helps create an active and enjoyable place to live. Well-designed indoor and outdoor spaces, like fitness centers, gathering rooms, walking trails, and outdoor seating areas, give residents opportunities to stay active, socialize, and relax. Offering a variety of amenities supports different interests and routines, making it easier for residents to stay engaged and connected to their community.

OUTDOOR SEATING



NATURE OBSERVATION



OUTDOOR FITNESS STATIONS



COMMUNITY GARDEN



ON SITE SHUTTLE



BIKE-FRIENDLY PATHS



EV CHARGING STATIONS



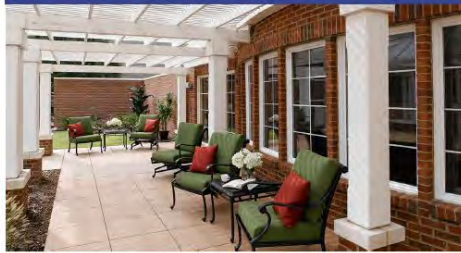
RIDE SHARE PARTNERSHIPS



OUTDOOR KITCHEN



COVERED PATIOS



SCENIC VIEWPOINTS



SHUFFLE BOARD



Questions?



Thank you!

For more information:

Daphne Daly, AICP

Deputy Director

Carroll County Department of Planning and Land Management

225 N. Center Street

Westminster, MD 21157

ddaly@carrollcountymd.gov

410-386-2096