

ORDINANCE NO. 2026-

WHEREAS, the Board of Commissioners of Carroll County, Maryland (“the Board”), has enacted and codified the "Code of Public Local Laws and Ordinances of Carroll County, Maryland"; and

WHEREAS, the Board is charged under State law with the duty and responsibility for establishing comprehensive policies and programs to promote the health, safety, and general welfare of the inhabitants of the County and accordingly deems the subject amendment necessary to accomplish these duties and responsibilities; and

WHEREAS, the Carroll County Planning and Zoning Commission recommended the proposed amendments at its meeting on July 21st, 2026.

NOW, THEREFORE, BE IT ENACTED by the Board of County Commissioners of Carroll County, Maryland:

ARTICLE I. AMENDMENTS.

§ 91.004 DEFINITIONS

FIRE LANE. A lane or area for the unobstructed ingress or egress of a fire department and other emergency vehicles.

§ 91.060 FIRE LANE REQUIREMENTS

(A) General.

(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 Lanes 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 Lanes comply with the approved site plans.

(c) Obstructions. 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.

(B) Location Requirements.

(1) Fire Apparatus Access. Fire Lanes 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 Lanes 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.

(C) Points of Access.

(1) The Director of the Department of Fire and EMS or designee is authorized to require more than one (1) Fire Lane based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

(D) Design Specifications.

(1) Fire Lanes 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 Lanes 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 Lanes shall not exceed ten (10) percent in grade longitudinally.

(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.

§ 155.051 PARKING DESIGN STANDARDS

(C)(2) **Access drives.** Access drives which connect roads to parking areas shall be a minimum of 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).

§ 158.002 DEFINITIONS

RESIDENTIAL USES. Single-family, two-family, semi-detached, townhouse, multi-family, assisted living, retirement community, age-restricted community, age-restricted home, Continuing Care Retirement Community (CCRC), and nursing home.

RETIREMENT AGE-RESTRICTED HOME. A multi-family 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/or included in the lease agreement for each rental dwelling unit.

RETIREMENT VILLAGE AGE-RESTRICTED COMMUNITY. 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.

§ 158.063 MINIMUM NUMBER OF SPACES

<i>Use</i>	<i>Number of Spaces Required</i>
Airport, airfield	1.5 for each plane tie-down.
Airport hangar	1 for each 2,000 square feet of floor area utilized for aircraft storage, plus required parking for square footage devoted to other uses.
Assembly hall, community center, sports arena, skating rink, theater, auditorium, and conference center	1 for every 3 persons, bases on maximum capacity.
Automobile service center	1 for each employee on the maximum shift plus 2 for each service bay.
Bank, financial institution, and similar use	5 for every 1,000 square feet of floor area.
Barbershop, beauty shop, and day spa	3 for each station.
Boardinghouse or rooming house	1 for each boarder or roomer.
Bowling alley	4 for each alley.
Business or professional office (nonmedical)	3.3 for every 1,000 square feet of floor area.
Care home (nursing, assisted living)	1 for every 4 beds, plus 1 for every 2 employees on the maximum shift.
Catering establishment/banquet facility	1 for every 3 persons, based on maximum capacity.
Commercial kennel	3 plus 1 for each employee on the maximum shift.
Commercial swimming pool	1 for every 4 persons, based on maximum capacity.
Communications tower complex	1 space plus 1 for each employee.
Emergency service facility (fire, ambulance, rescue-type facility)	Minimum number of parking spaces to accommodate personnel.
Flex space (industrial/office)	2.5 for every 1,000 square feet of floor area.
Funeral establishment	10 for each public room or 1 for every 50 square feet of floor area in public rooms, whichever is greater.
Furniture and appliance store, over 1,500 square feet in floor area, not including department store	2.5 for every 1,000 square feet of floor area.
General retail or general service less than 60,000 square feet of floor area	5 for every 1,000 square feet of floor area, except as provided under "furniture and appliance store" above.

General retail or general service 60,000 square feet of floor area or greater	4 for every 1,000 square feet of floor area, except as provided under “furniture and appliance store” above.
Golf course	4 spaces per hole and 1 space per each 50 square feet of floor area devoted to customer service, plus 1 space per every 2 employees.
Government building of administrative type	1 for every 1.5 employees or 5 for every 1,000 square feet of floor area, whichever is greater.
Greenhouses, garden centers, and nurseries, retail	6 for every 1,000 square feet of floor area and 1 for every 1,000 square feet of outdoor display area or greenhouse area.
Health club or gym	3 for every 1,000 square feet of floor area.
Hospital	1 for each bed, plus 1 for every 1.5 employees on the maximum shift.
Industrial or manufacturing use	1 for every 1.5 employees on the maximum shift.
Library, museum, art gallery	1 for every 400 square feet of floor area.
Lodging (Hotel, Motel, Country Inn, or Bed and Breakfast)	1 for each guest bedroom, plus 1 for each employee on the maximum shift.
Medical or dental center	5 for every 1,000 square feet of floor area.
Mobile home park	As provided in § 155.096.
Planned commercial center	5.5 for every 1,000 square feet of floor area.
Religious establishments	1 for every 4 persons, based on the maximum capacity of the sanctuary.
Retreat facility	The number of parking spaces required will be subject to a detailed parking analysis and study which shall address the following: number of staff, projected attendance requirements for special events; and capacity of special assembly areas. The final determination will be made by the Planning Commission.
Self-service storage facility (with driveway access)	2 for employee parking and 3 for customer parking located at the business office.
Self-service storage facility (without driveway access)	1 for every 10 storage bays, plus 2 for employee parking and 3 for customer parking located at the business office.
Solar energy conversion facility	1 space plus 1 for each employee.
Vehicle sales lot	2 for every 1,000 square feet of floor area, excluding service bays, plus 2 for each service bay. Customer parking shall be identified on the site.
Veterinary facility	5 for every 1,000 square feet of floor area.
Wholesale establishment or warehouse	1 for every 1.5 employees on the maximum shift or 1 for every 1,500 square feet of floor area, whichever is greater.

Eating establishments:	
Carryout only	1 for every employee on the maximum shift, and 1 for every person based on the maximum capacity of the waiting area.
Restaurant, tavern, or bar	1 for every 3 persons, based on maximum capacity.
Residence:	
Single- and two-family	2 for each dwelling unit.
Townhouse	2 for each townhouse.
Multi-family	1.25 for each efficiency apartment; 1.5 for each one bedroom apartment and each 2 bedroom apartment; 2 for each 3 or more bedroom apartment. Overflow/guest parking may be required at the discretion of the Planning Commission.
Age-restricted Community	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. 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.
Age-restricted Home	1.5 for each dwelling unit. One (1) additional guest parking 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.
Schools:	
Day care center, nursery school	1 for each employee on the maximum shift, plus 1 per 10 children.
Elementary, middle, high school and equivalent private or parochial school, or institution of higher learning	The number of parking spaces required will be subject to a detailed parking analysis and study which shall address the following: number of faculty and staff, projected enrollment, requirements for special events, and capacity of special assembly areas. The final determination will be made by the Planning Commission.

§ 158.075.01 RESIDENTIAL DISTRICTS: REGULATION OF PRINCIPAL USES.

<i>Land Use Category Subcategory Description</i>	<i>R- 40,000</i>	<i>R- 20,000</i>	<i>R- 10,000</i>	<i>R- 7,500</i>	<i>Additional Regulations</i>
--	----------------------	----------------------	----------------------	---------------------	-------------------------------

AGRICULTURAL					
Agriculture	P	P	P	P	§ 158.002 , § 158.035 , buildings or feeding pens in which farm animals are kept shall comply with § 158.040
Agricultural research laboratories, feed or grain sales, flour or grain milling, shop for the service, repair sale of farm equipment	X	X	X	X	
Outdoor growing of cannabis	X	X	X	X	§ 158.002
COMMUNICATIONS					

Communications/tower complex	X	X	X	X	§§ 158.002 , 158.039 , 158.054
COMMERCIAL					
Vehicle sales/service (all uses)	X	X	X	X	§ 158.002
Eating and drinking establishments (all uses)	X	X	X	X	
Banquet/event facility	X	X	X	X	§ 158.002
Funeral and interment (all uses)	X	X	X	X	§ 158.002
Facility for dispensing cannabis	X	X	X	X	§ 158.002
Lodging					
Bed and breakfast	C	C	C	C	§§ 158.002 , 158.071
Country inn	X	X	X	X	§ 158.002
Hotel/motel	X	X	X	X	§ 158.002
Office/Health Care					
Hospital	X	C	X	X	§ 158.002
Medical or dental center	X	X	X	X	§ 158.002
Professional or business office	X	X	X	X	
Veterinary facility	X	X	X	X	§ 158.002
Recreational/Entertainment					
Adult entertainment business, massage establishment, striptease business	X	X	X	X	§ 158.002
Amusement park	X	X	X	X	
Commercial stable	X	X	X	X	§ 158.002
Conference center	X	X	X	X	§ 158.002
Golf course	C	C	C	C	§ 158.002
Indoor recreational facility	C	C	C	C	§ 158.002
Indoor theater	X	X	X	X	
Outdoor drive-in theater	X	X	X	X	
Outdoor recreational area	C	C	C	C	§ 158.002
Outdoor trap, skeet, rifle, or archery ranges, including gun clubs	X	X	X	X	
Retreat facility	X	X	X	X	§ 158.002
Retail/service (all uses)	X	X	X	X	

RESIDENTIAL					
Household Living					
Energy storage device, front of the meter	P	P	P	P	§§ 158.002 , 158.040 , 158.153.01
Multi-family dwelling, not in a planned unit development	X	X	X	X	§ 158.002
Multi-family dwelling in a planned unit development	NA	NA	P	P	§§ 158.002 , 155.091
Age-restricted Home / age-restricted multi-family housing constructed on or after January 1, 2021	X	X	P	P	§ 158.002 , 158.161
Age-restricted Home / age-restricted multi-family housing constructed prior to January 1, 2021	P	P	P	P	§ 158.002
Age-restricted Community including Age-restricted Home	X	X	P	P	§ 158.002 , 158.161
Age-restricted Community	X	P	P	P	§§ 158.002 , 158.161
Single-family dwelling	P	P	P	P	§ 158.002
Solar energy generating systems – 5 megawatts or less	P	P	P	P	§§ 158.002 , 158.153
Solar energy generating systems – greater than 5 megawatts	X	X	X	X	§§ 158.002 , 158.153
Townhouse, not in a planned unit development or Age-restricted Community	X	X	X	X	§ 158.002
Townhouse in a planned unit development	NA	NA	P	P	§§ 158.002 , 155.091
Two-family dwelling, not in a planned unit development or Age-restricted Community	X	X	C	C	§ 158.002
Two-family dwelling in a planned unit development	NA	NA	P	P	§§ 158.002 , 155.091
Group Living					
Assisted living facility, 8 or fewer residents	P	P	P	P	§ 158.002
Assisted living facility, more than 8 residents	C	C	C	C	§ 158.002

Continuing care retirement community	C	C	C	C	§ 158.002
Drug treatment facility	X	X	X	X	§ 158.002
Nursing home	C	C	C	C	§ 158.002
INSTITUTIONAL/COMMUNITY SERVICE					
Art, trade, business, dance, music or similar school	X	X	X	X	
Community center or meeting hall	C	C	C	C	
Day care center/nursery school	C	C	C	C	§ 158.002
Museum	C	C	C	C	
Private school	P	P	P	P	
Religious establishment	P	P	P	P	§ 158.002
Social club or fraternal organization	C	C	C	C	
INDUSTRIAL					
Manufacturing/production (all uses)	X	X	X	X	
Trade (all uses)	X	X	X	X	
Warehouse/storage/distribution (all uses)	X	X	X	X	
Waste-related (all uses)	X	X	X	X	
Food processing residual storage	X	X	X	X	§ 158.002
Indoor growing of cannabis	X	X	X	X	§ 158.002
Transportation/utilities					
Airfield/airport	X	X	X	X	§ 158.002
Heliport	X	X	X	X	§ 158.002
Solar energy conversion facility	X	X	X	X	§§ 158.002 , 158.153
Utility equipment building, yard, above-ground station or substation, or telephone exchange	C	C	C	C	§ 158.039
Utility equipment, all others	P	P	P	P	§ 158.039
Miscellaneous					
Commercial kennel	X	X	X	X	§ 158.002
Conveyor system	X	X	X	X	§ 158.002

Extractive operation, with an MRO designation	X	X	X	X	§ 158.002
Planned unit development (PUD)	X	X	P	P	§ 155.091
Use-off-the premises signs	X	X	X	X	§ 158.115
PUBLIC					
Public facility	P	P	P	P	§ 158.049

§ 158.075.03 RESIDENTIAL DISTRICTS: BULK REQUIREMENTS

(B) Residential District yard and lot width requirements (in feet).

(4) Nursing homes/assisted living facilities/Age-restricted Homes.

<i>All Districts (where permitted)</i>	
Front yard	50
Side yard	40
Rear yard	50
Corner front yard	50
Lot width	150

(C) Exceptions.

(1) Notwithstanding the above, bulk regulations in a planned unit development (PUD) shall be subject to the provisions of § 155.091.

(2) The density for nursing homes and assisted living facilities in all residential districts

(3) There shall be no administrative adjustments or variances from the minimum lot size requirements for private schools.

§ 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) Age-restricted Homes

§ 158.082 COMMERCIAL, INDUSTRIAL, AND EMPLOYMENT CAMPUS DISTRICTS: REGULATION OF PRINCIPAL USES.

(A) **Table of Principal Land Uses.** In the table below, the following applies:

<i>Residential</i>							
<i>Household Living</i>							
Dwelling in a Business Park, all types	NA	NA	P	NA	NA	NA	158.002 , 158.159
Single-family or two-family dwelling in a Rural Village	P	P	NA	P	NA	NA	158.002
Multi-family dwelling	X	X	X	X	X	P	158.002 , 158.081
Age-Restricted Home	P	P	X	X	X	P	158.002
Age-Restricted Community	P	P	X	X	X	P	158.002
Age-Restricted Community including Age-Restricted Home	P	P	X	X	X	P	158.002 , 158.161
Single-family dwelling constructed after November 1, 2019	X	X	X	X	X	P	158.002 , 158.081
Single-family dwelling constructed prior to November 1, 2019	P	P	P	X	X	X	158.002
Townhouse	X	X	X	X	X	P	158.002 , 158.081
Two-family dwelling	X	X	X	X	X	P	158.002 , 158.081
<i>Group Living</i>							
Assisted-living facility	P	P	P	X	X	X	158.002
Continuing care retirement community	P	P	P	X	X	X	158.002
Drug treatment facility	C	P	P	X	X	X	158.002
Nursing home	P	P	P	X	X	X	158.002

-----	--	--	--	--	--	--	--

§ 158.161 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.

(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.
- (b) **Promote Safety and Security** to foster a residential environment that emphasizes resident safety through 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.

(B) Density and Unit Mix Requirements

(1) Maximum Density.

(a) Age-restricted Community

- (i) R-20,000: three and one half (3.5) dwelling units per gross acre.
- (ii) R-10,000 and R-7,500: six (6) dwelling units per gross acre.

(iii) C-1 and C-2: density to be established by the Planning and Zoning Commission at the time of concept site plan review.

(b) Age-restricted Home

(i) R-10,000 and R-7,500: one (1) dwelling unit per 3,000 square feet of gross area.

(ii) C-1 and C-2: Twenty (20) dwelling units per gross acre.

(c) Age-restricted Community that includes an Age-restricted Home: Twenty (20) dwelling units per gross acre. The Age-restricted Home component of the site shall contain a minimum of seventy (70) 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. Dwelling unit mix may include multi-family dwellings. Single-family detached units must comprise at least thirty (30) percent of the total units.

(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.

(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: Five (5)

(b) Maximum cumulative building width: One hundred fifty (150) 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.

(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.

(7) 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.

(8) Universal Interior Design Standards.

(a) Required Features, to be noted on the cover page of the site plan:

(i) At least one step-free building entrance.

(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).

(b) Encouraged Features:

(i) Lever-style door hardware.

- (ii) Reinforced bathroom walls for future grab bar installation.
- (iii) Curbless or low-threshold showers in a percentage of units.
- (iv) Non-slip flooring in bathrooms and kitchens.
- (v) Rocker light switches and lowered electrical controls.
- (vi) Zero-step access to balconies or patios where feasible.
- (vii) 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.
- (viii) Adjustable-height countertops.
- (ix) Smart home technology integration.
- (x) Emergency call systems.
- (xi) 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).

(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 eighteen (18) feet long measured from the garage or end of the parking pad to the dwelling unit side 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 (20) foot wide by eighteen (18) 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.

(3) 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. 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 600 feet, measured along pedestrian-accessible routes, from the nearest guest parking area.

(c) May be provided as clustered off-street parking bays, parallel or angled on-street parking spaces along internal streets, or a combination of both.

(d) Off-street guest parking areas shall provide a minimum five (5) foot-wide pedestrian connection to the nearest sidewalk.

(4) 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.

(5) Sidewalks and Pathways.

(a) Sidewalks adjacent to roadways shall be a minimum five (5) feet clear width and shall have a minimum two (2) 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) Pedestrian pathways shall be a minimum of five (5) feet in width.
- (d) Shared Use Pathways designed for bicycles and pedestrians shall be a minimum of ten (10) feet in width and paved.
- (e) All pathways shall be surfaced with crushed stone or smooth pavement material.
- (f) All pathways shall be designed to provide a direct connection with existing or planned future paths, including those identified in the Carroll County's 2019 Bicycle-Pedestrian Master Plan.

(6) All pedestrian pathways, sidewalks, and common open spaces intended for use after dusk shall be illuminated.

(E) Open Space Requirements

(1) 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) 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 open space may be steep slopes, streams, ponds, stormwater management facilities, watercourses, and floodplains.
- (d) A minimum of ten (10) percent of the required open space shall be suitable for active recreational use.

(F) 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) Amenities shall be maintained in a safe, clean, and functional condition.

(a) Amenities shall be owned and maintained by:

- i. Property owner/management entity, or

ii. Other legally established entity.

(b) An amenity maintenance plan shall be included in the amenity report.

(c) 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.

(d) Proposed amenities shown on the approved site plan shall be bonded per §155.052(B).

(e) Failure to construct approved amenities shall constitute a zoning violation.

ARTICLE II. REPEAL.

§ 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.

ARTICLE III. SEVERABILITY.

Should any provision, section, paragraph, or subparagraph of this ordinance, including any code, or text adopted hereby, be declared null and void, illegal, unconstitutional, or otherwise determined to be unenforceable by a court having jurisdiction; the same shall not affect the validity, legality, or enforceability of any other provision, section, paragraph or subparagraph hereof, including any code or text adopted hereby. Each such provision, section, paragraph, or subparagraph is expressly declared to be and is deemed severable.

ARTICLE IV. EFFECTIVE DATE.

This Ordinance shall become effective _____, 2026.

ADOPTED _____

ATTEST:

THE COUNTY COMMISSIONERS OF
CARROLL COUNTY, MARYLAND,
a body corporate and politic
of the State of Maryland

Vivian Daly, County Clerk

_____(SEAL)
Joseph A. Vigliotti, President

_____(SEAL)
Michael R. Guerin, Vice-President

_____(SEAL)
Thomas S. Gordon III, Commissioner

_____(SEAL)
Kenneth A. Kiler, Commissioner

_____(SEAL)
Susan W. Krebs, Commissioner

Approved for legal sufficiency:

Timothy C. Burke, County Attorney

Notice of Public Hearing published: _____

Public Hearing held: _____

Public Meeting to adopt Ordinance: _____

Notice of Adoption of Ordinance published: _____

Ordinance filed with Clerk of Court: _____

I hereby certify that the actions described above took place on the dates referred to above and that this Ordinance is effective as of the _____ day of _____, 2026.

Timothy C. Burke, County Attorney