

Task 3 – Code Amendments: Age-Restricted Housing

Last Updated June 29, 2026

Overview

Proposed amendments to Chapter 91, Fire Protection, and Chapter 158, Zoning, are enclosed. The proposed amendments respond to the findings from Task 1, Assessment of Existing Documents and Best Practices, Task 2, Recommended Amendments, and direction from the County Commissioners.

The proposed Chapter 91 amendments specifically address fire apparatus access requirements to include specific site design standards for Site Plan development projects.

The proposed Chapter 158 amendments modernize terminology by replacing references to “retirement villages” and “retirement homes” with “age-restricted communities” and “age-restricted homes.” This change reflects current industry standards and market expectations, while providing clearer, more intuitive language for both applicants and reviewers. In addition to terminology updates, the amendments establish a clear and predictable review pathway with defined criteria for each use type.

To ensure consistency and usability, both use categories have been incorporated into the zoning use tables.

All applicable standards are retained within the Zoning Ordinance to maintain clarity, enforceability, and ease of reference, given their specificity to these uses.

Overall, these updates are intended to improve regulatory clarity, align the ordinance with contemporary housing trends, and provide a transparent and defensible framework for reviewing age-restricted residential development.

Summary of Amended Code Sections

Code Section	Name	Notes	Associated Recommendation ¹
§ 91.004	Definitions	<ul style="list-style-type: none"> Included definitions for “Fire Apparatus Access Road” and “Fire Lane” 	Definitions
§ 91.060	Fire Apparatus Access Road Requirements	<ul style="list-style-type: none"> Provided criteria for the location, access, and design of fire apparatus access roads. 	Fire access standards
§ 158.002	Definitions	<ul style="list-style-type: none"> 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). Established a clear definition for “Common Open Space” 	<ul style="list-style-type: none"> Definitions Open Space Calculations
§ 158.063	Minimum Number of Spaces	<ul style="list-style-type: none"> Update terminology for use and revise number of parking spaces for uses to ensure adequate guest and overflow parking and prevent internal street spillover. 	Parking Minimum Standards
§ 158.075.01	Residential Districts: Regulation of Principal Uses	<ul style="list-style-type: none"> 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. 	Refine approval process
§ 158.075.03	Residential Districts: Bulk Requirements	<ul style="list-style-type: none"> 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. 	None

¹ See Appendix A for list of recommendations.

DRAFT (08JULY2026) Task 3 – Code Amendments: Age-Restricted Housing

Code Section	Name	Notes	Associated Recommendation ¹
§ 158.079	I-1 Light Industrial District	<ul style="list-style-type: none"> Updated excluded use term from retirement homes to age-restricted homes. 	None (clean up item)
§ 158.082	Commercial, Industrial, and Employment Campus Districts: Regulation of Principal Uses	<ul style="list-style-type: none"> Updated use table to remove uses related to retirement villages and retirement homes and add terminology for age-restricted community and age-restricted home. Updated permissions from P to C. Added reference to § 158.161 (where appropriate) in Additional Regulations column. 	Refine approval process
§ 158.161	Retirement Villages	Removed existing language and replaced with new language in § 158.161 below.	See below.
§ 158.161	Age-restricted Community and Age-restricted Home	<p>Removed temporary hold language. New section with following subsections:</p> <ul style="list-style-type: none"> Purpose and Intent Bulk and Area Requirements Density Requirements Design Standards Parking Design and Connectivity Standards Amenity Requirements 	Consolidated section for Age-restricted Community and Age-restricted Home with comprehensive design standards

Code Amendments

§ 91.004 Definitions

FIRE APPARATUS ACCESS ROAD. 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 aiseways. Fire Apparatus Access Roads do not include private driveways or use-in-common driveways.

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

§ 91.060 Fire Apparatus Access Road 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 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.

(B) 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.

(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 apparatus access road 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 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.

(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 ~~18~~ **twenty (20)** feet wide, except for one-way access drives which shall be a minimum of 12 feet wide;

(12) Additional parking design standards apply for Age-Restricted Homes and Age-Restricted Communities, per §158.161(D).

§ 158.002 Definitions

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 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 deigned 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.~~

§ 158.063 Minimum Number of Spaces

Use	Number of Spaces Required
<p>Retirement home/age-restricted adult housing Age-restricted Community</p>	<p>2 for each dwelling unit.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>Retirement home/age-restricted adult housing Age-restricted Home – multi-family</p>	<p>1.5 for each dwelling unit.</p> <p>Overflow/guest parking may be required at the discretion of the Planning Commission. 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.</p> <p>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</p>

DRAFT (08JULY2026) Task 3 – Code Amendments: Age-Restricted Housing

	close proximity to accessible building entrances and shall be designed and marked in compliance with applicable standards.
--	--

§ 158.075.01 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 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

§ 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.

§ 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~~

§ 158.082 Commercial, Industrial, and Employment Campus Districts: Regulation of Principal Uses

(A) Table of Principal Uses

<i>Land Use Category Description</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>	<i>EC</i>	<i>Additional Regulations</i>
RESIDENTIAL							
Retirement home Age-restricted Home	P	P	X	X	X	P	158.002, 158.161
Retirement village Age-restricted Community	P	P	X	X	X	P	158.002, 158.161
Townhouse in a retirement village	P	P	NA	NA	NA	P	158.002
Age-restricted Community including Age-restricted Home	P	P	X	X	X	P	158.002, 158.161
Two-family dwelling in a retirement village	P	P	NA	NA	NA	P	158.002

~~§ 158.161 Retirement Village Age-restricted Community and Age-restricted Home~~

~~§ 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.~~

(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.

(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.

(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.
- (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) 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).

(D) Parking Design and Connectivity Standards

- (1) Parking must be provided per §158.063, Minimum Number of Spaces.
- (2) Driveways that serve individual single-family dwelling units must provide space for at least one (1) vehicle to park without blocking the adjacent sidewalk or street. To accomplish this, driveways that provide access to an individual dwelling unit shall be at least 18 feet long as 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.
- (3) 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) 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 500 feet, 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.
- (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 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.

(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.

DRAFT (08JULY2026) Task 3 – Code Amendments: Age-Restricted Housing

- (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) 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.
 - (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 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 construct approved amenities shall constitute a zoning violation.

Appendix A: Summary of Recommendations from Task 2

Category	Recommendation	Context
Emergency Access Standards	Codify emergency access regulations based on applicable NFPA and Fire Code standards.	Enhances public safety and reduces response times.
Standalone Age-Restricted Housing Section	Consolidate all age-restricted housing regulations into a single section of the Zoning Code.	Allows for an easier understanding of the ordinance and a more straightforward review process.
Definition	Revise terminology from “retirement villages” and “retirement homes” to terms that reflect the 55+ adult housing market (e.g., age-restricted community and age-restricted home).	Add based on Commissioners’ observation that retirement term is inconsistent with the market for these housing types.
Reassess density calculations	Replace open-ended density determinations with base densities.	Establishes clear and predictable density requirements and allows for flexibility in site development design.
	Calculate Adult Home Community density as an average units per acre.	
Context-Sensitive Design Standards	Require height and massing transitions for retirement homes.	Context-sensitive standards help mitigate visual and functional impacts on adjacent neighborhoods.
	Internal placement of larger buildings	
	Enhanced buffering near lower-density neighborhoods	
	Improve pedestrian circulation and building connections	Creates walkable, cohesive development pattern.
Universal Design / Aging-in-Place Site Design and Exterior Standards	Step-free access	Incorporating baseline aging-in-place features supports long-term independence and safety for residents. Reduces the need for costly retrofits and ensures that housing remains functional as residents’ mobility needs change over time.
	Accessible pedestrian routes	
	Mobility-accommodating unit layouts	
Refine the Approval Process	Permit age restricted uses by right based on the proposed design standards that support site development plan review and approval.	Clear, objective review criteria improve transparency and fairness in the approval process.
	Increase flexibility by authorizing the PZC to allow for the modification of underlying zoning district bulk and area requirements.	
Parking Design & Minimum Standards	Balance strict legal accessibility requirements with “senior-friendly” enhancements that go beyond basic code requirements (i.e., stall width, walkways, lighting, etc.)	Improve daily usability and help prevent conflicts within developments; enhances safety
	Update garage and driveway dimensions	

DRAFT (08JULY2026) Task 3 – Code Amendments: Age-Restricted Housing

Category	Recommendation	Context
	Ensure adequate guest and overflow parking	Reduce spillover parking; right-sized and functional parking standards.
	Prevent internal street spillover	
Minimum Housing Type Mix	Require a variety of unit types	A mix of housing types increases flexibility for residents with varying needs and income levels.
Revise Community Amenities Requirements	Establish baseline amenity expectations	Clearly defined amenity expectations ensure that developments contribute to residents' quality of life. Thoughtfully designed communal spaces foster social interaction, physical activity, and a stronger sense of community.
	Require amenities proportional to development size	
	Require a community amenity plan	
Open Space Calculations	Base open space areas on gross area and limit the percentage of undevelopable areas that can be counted as open space.	Allowing for a percentage of natural features to contribute to open space while still requiring open space that is usable and accessible to residents.
	Establish a clear definition for "Common Open Space" (permanent protection; common ownership and accessibility; active, passive, and natural areas; excluded areas, etc.) and require it to be included in the community amenity plan.	
Sidewalk & Pedestrian Standards	Require pedestrian connectivity (sidewalks, trail, pathways, etc.) in Growth Areas consistent with the County's 2019 Bicycle-Pedestrian Master Plan	Improved pedestrian connectivity supports mobility, health, and independence for aging residents
	Allow administrative waivers for certain site constraints (need for relief and burden of proof must be clearly demonstrated by the applicant)	Flexible waiver provisions ensure standards