



Howard County Maryland
Department of Planning and Zoning
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350
 www.howardcountymd.gov

DPZ Office Use only:
 Case No: ZRA-224
 Date Filed: 2/26/26

Zoning Regulation Amendment Petition

Petition Request

Description of Proposed Amendment:

A zoning regulation amendment to: Define Cottage Clusters Provide where the use will be permitted by right (Cottage clusters in ARAH are allowed by right only where the Optional Design is used.) Add parking requirements to Sec. 133.0.D. ARAH Apts. and multiplexes Add provisions within the optional design section for: Unit Orientation, Landscaping, Bulk Regulations, and Open Spaces

Petitioner's Representative Information

Petitioner's Representative Name: David Moore
Address: 3430 Court House Drive, Ellicott City, MD, 21043
Phone: (410) 313-2100
Email: dmoore@howardcountymd.gov
Profession: OOL

REVISED

Petitioner Information

Petitioner Name: Lynda Eisenberg
Petitioners Business Name/Trading As:
Address: 3430 Court House Drive, Ellicott City, MD, 21043
Phone: (410) 313-2350
Email: zoning@howardcountymd.gov
Petitioner's Interest in Subject Property: Other
If the petitioner is not the property owner, please explain:

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BY:

Zoning Regulation Amendment Information

Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed:

This ZRA will amend the zoning regulations to permit Cottage Cluster ARAH developments allowing for an increased amount of affordable missing middle housing options and to align them with the broader goals of Howard County's General Plan, HoCo By Design, and the County's Housing Opportunities Master Plan.

The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of "...preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.0.A.

This ZRA will provide affordable missing middle housing options and adequate housing choices in suitable living environments within the economic reach of all citizens.

Provide the address, Tax Map, and Parcel Number for any parcel(s) of land known to be affected by the amendment(s) that the Petitioner owns or has a legal or equitable interest in.

N/A

Zoning Regulation Amendment Criteria

Describe the compatibility, including potential adverse impacts and consequences, of the proposed zoning

regulation amendment with the existing and potential land uses of the surrounding areas and within the same zoning district.

This ZRA will provide missing middle housing options by permitting cottage cluster ARAH's by right in districts where the ARAH Conditional uses are permitted excluding the RR, RC districts.

Provide an overview of the properties to which the zoning regulation amendment could apply and, if feasible, a map of the impacted properties.

This ZRA would amend, add or remove permitted, accessory and conditional uses pertaining to ARAH Cottage Clusters in the R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1, B-2 districts.

Describe any conflicts that would occur in the Howard County Zoning Regulations as a result of the zoning regulation amendment.

If adopted, this amendment would not create any conflicts in the Howard County Zoning Regulations. The purpose of the proposed legislation is to provide missing middle housing options and update the Zoning Regulations with the broader goals of HoCo By Design and the County's Housing Opportunities Master Plan.

Describe the compatibility of the proposed zoning regulation amendment with the policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.

The General Plan's Dynamic Neighborhood Chapter is supportive of providing attainable and diverse housing options. It emphasizes creating more diverse housing options through the County, increasing housing affordability, and ensuring there are housing options for older adults, disabled populations, and those with special needs. DN-1: DN-12: DN-13: QBD-4:

If the zoning regulation text amendment would impact eight (8) parcels of land or less, please provide the following:

- (i) A list of those impacted parcels;
- (ii) The address of each impacted parcel;
- (iii) The ownership of each impacted parcel; and
- (iv) The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.

This amendment would impact more than 8 parcels

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature _____ Date _____

If the Property Owner is not the Petitioner, you must submit a signed [Property Owners Authorization](#).
Process information and submittal requirements can be found on the [ProjectDox website](#).

Digitally Signed by: Justin Tyler
Signature Date: 2026-3-18 14:56:18

CONTACT US

Department of Planning and Zoning
Public Service and Zoning Division
3430 Court House Drive, Ellicott City, MD 21043
TEL: 410.313.2350



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

dpzzoning@howardcountymd.gov (410) 313-2350

AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

**For Petitions to Amend the Zoning Regulations, Zoning Maps
and Preliminary Develop Plans of Howard County**

Zoning Matter: _____

**AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS
ENGAGEMENTS WITH ELECTED OFFICIALS**

**As required by the Maryland Public Ethics Law Annotated Code of Maryland, General
Provisions Article Sections 5-852 through 5-854**

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852 MARK EACH PARAGRAPH AS
APPLICABLE

- I, Lynda Eisenberg, the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief HAVE / HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I AM / AM NOT currently **Engaging in Business** with an **Elected Official**.
- I, the **Applicant** or a **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this Affidavit at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

Lynda Eisenberg

(Print Full Name)

DocuSigned by:
Lynda Eisenberg
DE9E18E4B5B1444...

(Sign full name & indicate legal capacity, if applicable)

2/27/2026

Date

Zoning Matter: _____

DISCLOSURE OF CONTRIBUTION

As required by the Maryland Public Ethics Law Annotated Code of Maryland, General Provisions Article Sections 5-852 through 5-854

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852

If the **Applicant** or a **Party of Record** or their **Family Member** has made a **Contribution** or contributions having a cumulative value of \$500 or more during the 48-month period before the **Application** is filed or during the pendency of the **Application**, the **Applicant** or the **Party of Record** must file this disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**.

For a **Contribution** made during the 48-month period before the **Application** is filed, the **Applicant** must file this disclosure when they file their **Application**, and a **Party of Record** must file this disclosure within 2 weeks after entering the above zoning matter.

A **Contribution** made between the filing and the disposition of the **Application** must be disclosed within 5 business days after the **Contribution**.

Any person who knowingly and willfully violates Sections 5-852 through 5-854 of the General Provisions Article of the Annotated Code of Maryland is subject to a fine of not more than \$5,000. If the person is not an individual, each officer and partner who knowingly authorized or participated in the violation is subject to the same penalty.

Applicant or Party of Record: Lynda Eisenberg

 (Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT

I acknowledge and affirm that any **Contribution** I make between the filing of this disclosure and the disposition of the **Application** must be disclosed within 5 business days of the **Contribution**.

Lynda Eisenberg

(Print Full Name)

DocuSigned by:
Lynda Eisenberg
DE9E18E4B5B1444...

2/27/2026

(Sign full name & indicate legal capacity, if applicable)

Date

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at <https://howard-md-us.avolvecloud.com/ProjectDox/>

For more information or questions, contact DPZ at (410) 313-2350.

Petitioner's Proposed Text

(CAPITALS indicate text to be added; text in [[brackets]] indicates text to be deleted.)

Legislative Text Changes

Howard County Zoning Regulations

SECTION 103.0: Definitions

COTTAGE CLUSTER: A GROUPING, INCLUDING A COMMON COURTYARD, OF AT LEAST FOUR DETACHED DWELLING UNITS THAT HAVE A FOOTPRINT OF LESS THAN 900 SQUARE FEET.

Optional Design Project: [[The equivalent of a Planned Unit Development in a CR Zoning District, an]] AN Optional Design Project is an alternative development proposal wherein the permitted land uses, the associated land use regulations, the development design, and other intended characteristics for the development site are initially drafted through a deliberative planning process between the developer and the Department of Planning and Zoning, and ultimately subject to final approval by the Planning Board.

Section 126.0: PGCC (Planned Golf Course Community)

B. Uses Permitted as a Matter of Right

There shall be two subdistricts in the PGCC District: The PGCC-1 or Residential Subdistrict and the PGCC-2 or Multi-use Subdistrict. Delineation of the subdistrict boundaries shall be determined by the Zoning Board and shall be shown on the zoning map of Howard County.

1. The following uses shall be permitted as a matter of right in both the Residential Subdistrict and in the Multi-use Subdistrict.
 - a. One single-family detached unit per lot.
 - b. One zero lot line unit per lot.
 - c. Single-family attached dwelling units.
 - d. Apartment units.
 - e. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
 - f. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
 - g. Government buildings, facilities and uses, including public schools and colleges.
 - h. Private recreational facilities, such as parks, athletic fields, swimming pools, basketball courts and tennis courts, reserved for use by residents of a community and their guests. Such facilities shall be located within condominium developments or within communities with recorded covenants and liens which govern and provide financial support for operation of the facilities.
 - i. Golf courses and country clubs.
 - j. Riding academies and stables.

- k. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- l. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
- m. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
- n. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.
- o. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
- p. Volunteer fire departments.
- [[r]] Q. Rooftop solar collectors.
- R. AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTER, SUBJECT TO THE REQUIREMENTS OF SECTION 128.0.R.

Section 128.0: Supplementary Zoning District Regulations.

Section 128.0.R: AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTERS WITHIN AN OPTIONAL DESIGN PROJECT

- (1) **PURPOSE AND APPLICABILITY.** THE PURPOSE OF THIS SUBSECTION IS TO EXPAND THE OPTIONAL DESIGN PROJECT PROCESS TO THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICTS WITH A TOTAL DEVELOPMENT AREA NOT EXCEEDING TEN (10) GROSS ACRES. THE INTENT OF THIS REGULATION IS TO ELIMINATE BARRIERS IN THE ZONING REGULATIONS TO PROMOTE HOUSING STOCK DIVERSIFICATION AND EXPAND MISSING MIDDLE HOUSING TYPES. THE GOAL IS TO ENCOURAGE AGE-RESTRICTED ADULT HOUSING DEVELOPMENTS TO BUILD SMALL TO MEDIUM HOUSING UNITS THAT ALLOW SENIORS TO DOWNSIZE AND ARE AFFORDABLE TO LOW TO MIDDLE INCOME HOUSEHOLDS.
- (2) **CONDITIONS OF ELIGIBILITY.** THE OPTIONAL DESIGN PROJECT PROCESS PRESCRIBED IN THIS SECTION SHALL BE PERMITTED ONLY WHEN THE PROPOSED PROJECT (A) CONSISTS OF A PARCEL OR ASSEMBLAGE OF PARCELS HAVING A TOTAL DEVELOPMENT AREA NOT TO EXCEED TEN (10) GROSS ACRES; (B) BE LOCATED WITHIN THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICTS; (C) IS WITHIN THE PLANNED PUBLIC WATER AND SEWER SERVICE AREA; AND (D) SATISFIES THE PURPOSE SET FORTH IN SECTION 128.0.R.1.
- (3) **PROCEDURE FOR APPROVAL OF AN OPTIONAL DESIGN PROJECT.** PROJECTS THAT SATISFY THE ELIGIBILITY REQUIREMENTS OF SECTION 128.0.R.2 MAY PROCEED UNDER THE FOLLOWING OPTIONAL DESIGN PROJECT PROCESS:
 - 1. THE OWNER OF AN INTEREST IN A TRACT OF LAND MAY SUBMIT AN APPLICATION FOR AN OPTIONAL DESIGN PROJECT. PRIOR TO PREPARING A SPECIFIC PLAN AND SUBMITTING AN APPLICATION, THE PETITIONER IS ENCOURAGED TO MEET WITH THE DEPARTMENT OF PLANNING AND

ZONING ON AN INFORMAL BASIS TO DISCUSS THE OVERALL CONCEPT FOR THE INTENDED OPTIONAL DESIGN PROJECT.

2. PRIOR TO FILING A FORMAL APPLICATION FOR AN OPTIONAL DESIGN PROJECT, THE PETITIONER SHALL PRESENT THE OPTIONAL DESIGN PROJECT PLAN TO THE DESIGN ADVISORY PANEL FOR EVALUATION IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION 16.1500 OF THE HOWARD COUNTY CODE. THE DESIGN ADVISORY PANEL RECOMMENDATIONS SHALL BE INCLUDED IN THE TECHNICAL STAFF REPORT PRODUCED BY THE DEPARTMENT OF PLANNING AND ZONING AND FORWARDED TO THE PLANNING BOARD FOR ITS CONSIDERATION OF THE OPTIONAL DESIGN PROJECT.
3. THE FORMAL APPLICATION SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING AND SHALL INCLUDE:
 - a) AN OPTIONAL DESIGN PROJECT PLAN WHICH INCLUDES SHEETS DEPICTING ALL EXISTING NATURAL AND CURRENT DEVELOPMENT FEATURES OF THE LAND AREA TO BE INCLUDED IN THE OPTIONAL DESIGN PROJECT, AND ALSO DEPICTING AND/OR LISTING, AS MAY BE APPROPRIATE, THE FOLLOWING FOR THE PROPOSED OPTIONAL DESIGN PROJECT:
 1. A BOUNDARY SURVEY
 2. PERMITTED USES
 3. BUILDINGS
 4. STRUCTURES
 5. PARKING AREAS AND NUMBER OF PARKING SPACES
 6. POINTS AND WIDTHS OF VEHICULAR INGRESS AND EGRESS
 7. ON-SITE PEDESTRIAN-RELATED FEATURES AND CONNECTIONS TO OFF-SITE PEDESTRIAN-RELATED FEATURES
 8. LANDSCAPING
 9. HARDSCAPING
 10. RETAINED NATURAL FEATURES SUCH AS WETLANDS, STEEP SLOPES, AND TREE AND FOREST COVER
 11. ARCHITECTURAL ELEVATIONS OF ALL SIDES OF ALL BUILDINGS AND SIGNIFICANT STRUCTURES WITH EXTERIOR MATERIALS SPECIFIED
 12. EXTERIOR LIGHTING PLAN WITH LIGHTING STRUCTURES AND LIGHT SOURCES GIVEN ON SPECIFIC LIGHTING PRODUCT INFORMATION SHEETS
 13. INFORMATION ON THE ADJOINING PROPERTIES, INCLUDING THE OWNER NAME, ZONING, EXISTING USE, AND EXISTING SITE IMPROVEMENTS
 - b) A WRITTEN JUSTIFICATION STATEMENT THAT EXPRESSES IN DETAIL:
 1. HOW THE PROPOSED OPTIONAL DESIGN PROJECT CONFORMS TO THE PURPOSE STATEMENT IN SECTION 128.0.R.1.
 2. HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL ENHANCE AND NOT OVERWHELM THE SURROUNDING COMMUNITY.
 3. HOW THE PROPOSED OPTIONAL DESIGN PROJECT WILL BE A BENEFIT TO HOWARD COUNTY THAT IS GREATER THAN A

CONVENTIONAL DEVELOPMENT ON THE PROPERTY USING THE UNDERLYING ZONING DISTRICT REGULATIONS.

4. SUPPORTING DOCUMENTATION, INCLUDING BUT NOT LIMITED TO MARKET STUDIES AND TRAFFIC STUDIES.
4. THE SUBMITTED OPTIONAL DESIGN PROJECT APPLICATION WILL BE ASSIGNED AN OPTIONAL DESIGN PROJECT CASE NUMBER AND THE APPLICATION SHALL BE SUBJECT TO THE STANDARD PRELIMINARY REVIEW PROCESS CONDUCTED FOR ALL ZONING-RELATED CASES TO DETERMINE IF THE INFORMATION IN THE APPLICATION MATERIALS IS SUFFICIENT TO ADEQUATELY EVALUATE THE PROPOSAL. IF THE DEPARTMENT OF PLANNING AND ZONING DETERMINES THAT IT NEEDS ADDITIONAL INFORMATION AND/OR CLARIFICATIONS, IT SHALL SO NOTIFY THE APPLICANT IN WRITING WITHIN 14 DAYS OF RECEIVING THE APPLICATION. ONCE THE OPTIONAL DESIGN PROJECT APPLICATION INFORMATION IS DETERMINED TO BE SUFFICIENT FOR THE INITIAL FORMAL EVALUATION, THE CASE SHALL BE CONSIDERED OFFICIALLY ACCEPTED FOR SCHEDULING PURPOSES.
5. WITHIN 14 DAYS OF OFFICIALLY ACCEPTING THE CASE FOR SCHEDULING PURPOSES, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE A REQUIRED FORMAL PROJECT MEETING WITH THE PETITIONER AND/OR THE PETITIONER'S PROJECT TEAM IF:
 - a) THE PETITIONER HAS NOT HELD INFORMAL MEETINGS WITH THE DEPARTMENT OF PLANNING AND ZONING TO DISCUSS THE OVERALL CONCEPT FOR THE INTENDED OPTIONAL DESIGN PROJECT PRIOR TO SUBMITTING THE FORMAL APPLICATION, OR
 - b) THE DEPARTMENT OF PLANNING AND ZONING HAS CONCERNS REGARDING THE USE, DESIGN, AND OR SCOPE OF THE OPTIONAL DESIGN PROJECT THAT HAVE CHANGED FROM WHAT WAS DISCUSSED, INDICATED, AND/OR SHOWN DURING THE INFORMAL MEETING(S).
6. ONCE THE OPTIONAL DESIGN PROJECT IS DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING TO BE SUITABLY IN CONFORMANCE WITH THE PURPOSE STATEMENT IN SECTION 128.0.R.1, AT THE DISCRETION OF THE PETITIONER, THE PETITIONER MAY SCHEDULE TO HAVE THE OPTIONAL DESIGN PROJECT BE REVIEWED BY THE SUBDIVISION REVIEW COMMITTEE (SRC) AT A REGULARLY SCHEDULED MEETING OF THE SRC. THE PURPOSE OF THIS OPTIONAL SRC REVIEW WOULD BE FOR THE PETITIONER TO HAVE ADVANCE NOTICE OF ANY ISSUES IN THE OPTIONAL DESIGN PROJECT THAT WOULD NOT COMPLY WITH ALL TECHNICAL REQUIREMENTS OF ANY OF THE REVIEWING AGENCIES.
7. AT THE POINT THAT THE PETITIONER DECIDES TO PROCEED WITH THE OPTIONAL DESIGN PROJECT AND SO NOTIFIES THE DEPARTMENT OF PLANNING AND ZONING, THE DEPARTMENT OF PLANNING AND ZONING SHALL SCHEDULE THE OPTIONAL DESIGN PROJECT FOR A PLANNING BOARD HEARING. DEPARTMENT OF PLANNING AND ZONING SHALL PREPARE A TECHNICAL STAFF REPORT ON THE OPTIONAL DESIGN PROJECT, AND FORMALLY ISSUE THIS TECHNICAL STAFF REPORT AT LEAST TWO WEEKS PRIOR TO THE SCHEDULED PLANNING BOARD HEARING.

8. THE PLANNING BOARD SHALL HOLD ITS PUBLIC HEARING ON THE OPTIONAL DESIGN PROJECT AND MAY TAKE INTO CONSIDERATION ANY COMMENTS PRESENTED AT THAT PUBLIC HEARING. THE PLANNING BOARD MAY:
 - a) APPROVE THE OPTIONAL DESIGN PROJECT AS PROPOSED, BASED UPON FINDINGS THAT THE PROPOSED OPTIONAL DESIGN PROJECT WILL ACCOMPLISH THE PURPOSES OF SECTION 128.0.R.1 THE CRITERIA FOR 128.0.R.4;
 - b) APPROVE THE OPTIONAL DESIGN PROJECT WITH REVISIONS OR CONDITIONS, BASED UPON FINDINGS THAT THE REVISED OPTIONAL DESIGN PROJECT WILL ACCOMPLISH THE PURPOSES OF SECTION 128.0.R.1; OR
 - c) DENY THE OPTIONAL DESIGN PROJECT.
9. THE PLANNING BOARD SHALL ISSUE ITS FORMAL DECISION ON THE OPTIONAL DESIGN PROJECT IN A DECISION AND ORDER. IF THE OPTIONAL DESIGN PROJECT IS APPROVED, ALL APPROVED EXHIBITS OF THE OPTIONAL DESIGN PROJECT SHALL BE STAMPED AS APPROVED BY THE PLANNING BOARD AND SIGNED BY THE PLANNING BOARD CHAIRPERSON.
10. NO SITE DEVELOPMENT PLAN SHALL BE APPROVED FOR AN OPTIONAL DESIGN PROJECT UNLESS THE SITE DEVELOPMENT PLAN CONFORMS SUBSTANTIALLY TO ALL EXHIBITS OF THE OPTIONAL DESIGN PROJECT AS APPROVED BY THE PLANNING BOARD. EXCEPT AS PROVIDED BELOW FOR PRE-AUTHORIZED MINOR MODIFICATIONS, ANY MODIFICATIONS TO ANY PLANNING BOARD APPROVED FEATURES OF THE OPTIONAL DESIGN PROJECT MUST BE APPROVED BY THE PLANNING BOARD:
 - a) MINOR ADDITIONS TO STRUCTURES, WITH A FLOOR AREA NO LARGER THAN 10% OF THE EXISTING FLOOR AREA OF THE DWELLING, NOT TO EXCEED 900 TOTAL SQUARE FEET PER UNIT.
 - b) MINOR ADDITIONS TO PARKING LOTS COMPRISING NO MORE THAN 25% OF THE ORIGINAL NUMBER OF PARKING SPACES REQUIRED.
 - c) CLEARING OR GRADING THAT DOES NOT EXCEED 5,000 SQUARE FEET IN AREA.
 - d) SIMILAR MINOR MODIFICATIONS AS DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING, INCLUDING REDUCTIONS IN THE NUMBER OF RESIDENTIAL UNITS AND THE INTENSITY OF THE UNIT MIX.

(4) COTTAGE CLUSTER AGE-RESTRICTED ADULT HOUSING UTILIZING THE OPTIONAL DESIGN PROJECT.

AGE-RESTRICTED ADULT HOUSING COTTAGE CLUSTER DEVELOPMENTS ARE PERMITTED AS A MATTER OF RIGHT IN THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICTS, PROVIDED THAT:

1. THE DEVELOPMENT SHALL BE LOCATED WITHIN AN OPTIONAL DESIGN PROJECT
2. THE PARCEL SHALL BE LOCATED WITHIN THE PLANNED SERVICE AREA FOR PUBLIC WATER AND SEWER.

3. THE MINIMUM DEVELOPMENT AREA IS 20,000 GROSS SQUARE FEET IN THE R-ED, PGCC, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, B-1 OR B-2 DISTRICTS.
4. THE MAXIMUM DEVELOPMENT AREA SHALL NOT EXCEED 10 GROSS ACRES.
5. THE COTTAGE CLUSTER DWELLINGS ARE LIMITED TO AGE-RESTRICTED ADULT HOUSING. THE PETITION MUST INCLUDE COPIES OF PROPOSED DEED RESTRICTIONS OR COVENANTS THAT ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE DEFINITION OF AGE-RESTRICTED ADULT HOUSING WILL BE IMPLEMENTED AND MAINTAINED.
6. THE PETITION SHALL ESTABLISH HOW THE AGE RESTRICTIONS REQUIRED UNDER THE DEFINITION OF THIS USE WILL BE IMPLEMENTED AND MAINTAINED OVER TIME. IF THE DEVELOPMENT WILL NOT BE A RENTAL COMMUNITY UNDER SINGLE OWNERSHIP, AN ENTITY SUCH AS A CONDOMINIUM ASSOCIATION OR HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN AND ENFORCE THE AGE RESTRICTIONS IN ADDITION TO COUNTY ENFORCEMENT OF ZONING REGULATIONS.
7. THE LANDSCAPE CHARACTER OF THE SITE MUST BLEND WITH ADJACENT RESIDENTIAL DEVELOPMENT. TO ACHIEVE THIS:
 - (a) GRADING AND ALL LANDSCAPING SHALL RETAIN AND ENHANCE ELEMENTS THAT ALLOW THE SITE TO BLEND AND BE COMPATIBLE WITH ADJACENT RESIDENTIAL DEVELOPMENT.
 - (b) THE PROJECT SHALL BE COMPATIBLE WITH ADJACENT RESIDENTIAL DEVELOPMENT BY PROVIDING EITHER:
 - i. AN ARCHITECTURAL TRANSITION WITH BUILDINGS NEAR THE PERIMETER THAT ARE SIMILAR TO NEIGHBORING DWELLINGS IN SCALE, MATERIALS AND ARCHITECTURAL DETAIL AS DEMONSTRATED BY ARCHITECTURAL ELEVATIONS OR RENDERINGS SUBMITTED WITH THE PETITION, OR
 - ii. ADDITIONAL BUFFERING ALONG THE PERIMETER OF THE SITE, THROUGH RETENTION OF EXISTING FOREST OR LANDSCAPING, ENHANCED LANDSCAPING, BERMS OR INCREASED SETBACKS.
8. THE OPTIONAL DESIGN PLAN AND THE ARCHITECTURAL DESIGN OF THE BUILDING(S) SHALL HAVE BEEN REVIEWED BY THE DESIGN ADVISORY PANEL, IN ACCORDANCE WITH TITLE 16, SUBTITLE 15 OF THE HOWARD COUNTY CODE, PRIOR TO THE SUBMISSION OF THE SITE DEVELOPMENT PLAN TO THE DEPARTMENT OF PLANNING AND ZONING. THE PETITIONER SHALL PROVIDE DOCUMENTATION WITH THE PETITION TO SHOW COMPLIANCE WITH THIS CRITERION.
9. ALL OPEN SPACE, COMMON AREAS AND RELATED IMPROVEMENTS SHALL BE MANAGED AND MAINTAINED BY A COMMON ENTITY, EITHER THE

OWNER OF THE DEVELOPMENT, A CONDOMINIUM ASSOCIATION, OR A HOMEOWNERS ASSOCIATION.

10. LOADING AND TRASH STORAGE AREAS SHALL BE ADEQUATELY SCREENED FROM VIEW.
11. THE DEVELOPMENT SHALL INCLUDE A COMMON COURTYARD SCHEME WHERE THE DWELLING UNITS SHALL BE ORIENTED UNIFROMALLY AROUND. THE COMMON COURTYARD SIZE SHALL BE A MINIMUM OF 250 SQUARE FEET PER DWELLNG UNIT SURROUNDING THE AREA. THE COURTYARD AND OTHER OPEN SPACE OR OPEN AREA SHALL PROVIDE AMENITIES SUCH AS PATHWAYS, SEATING AREAS AND RECREATION AREAS FOR THE RESIDENTS, AND SHALL BE PROTECTIVE OF NATURAL FEATURES. THE COMMON COURTYARD SHALL NOT BE USED TO MEET THE REQUIREMENTS FOR ABOVE GROUND STORMWATER MANAGEMENT FACILITIES.
12. A 20% MIHU REQUIREMENT WILL BE IMPOSED IF A DEVELOPMENT WILL CONTAIN ANY CONSTRUCTED AMENITY AREAS INCLUDING GYMS, POOLS, SPORTS COURTS, CLUBHOUSES OR OTHER CONSTRUCTED OUTDOOR RECREATION FACILITIES. THE MINIMUM SIZE OF A CONSTRUCTED AMENITY AREA SHALL BE AT LEAST 500 SQUARE FEET. THE CUMULATIVE AREA FOR ALL RECREATIONAL AMENITIES SHALL NOT EXCEED 3,500 SQUARE FEET.
13. PARKING DESIGN FOR COTTAGE CLUSTER SHOULD FOCUS ON MINIMIZING THE VISUAL DOMINANCE OF CARS TO PRESERVE A PEDESTRIAN FRIENDLY COMMUNITY ATMOSPHERE. PARKING LAYOUTS CAN BE A PERIMETER PLACEMENT OR CLUSTERED SPACES PER COURTYARD. LARGE SURFACE AREA PARKING IS DISCOURAGED. BUFFER ZONES ARE REQUIRED TO SEPARATE PARKING CLUSTERS FROM THE COMMON COURTYARDS.
14. BULK REQUIREMENTS:
 - a) MAXIMUM HEIGHT:
PRINCIPAL STRUCTURES.....20 FEET
 - b) MINIMUM STRUCTURE AND USE SETBACKS FROM PROJECT BOUNDARY.....50 FEET
 - c) MINIMUM STRUCTURE AND USE SETBACKS FROM A PUBLIC STREET RIGHT-OF-WAY.....25 FEET
 - d) MINIMUM COMMON COURTYARD WIDTH.....20 FEET
 - e) MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES.....8 FEET
 - f) MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY FOR UNITS WITH GARAGES20 FEET
 - g) THE COTTAGE CLUSTER DWELLING UNIT SHALL HAVE A FOOTPRINT OF LESS THAN OR EQUAL TO 900 SQUARE FEET
 - h) THE MAXIMUM DENSITY SHALL BE AS FOLLOWS:

ZONING DISTRICTS	MAXIMUM UNITS PER NET ACRE
R-ED, R-H-ED, PGCC, R-20	9
R-12	10

R-SC	11
R-SA-8	12
R-A-15, R-APT	20

THE PLANNING BOARD, THROUGH THE APPORVAL OF AN OPTIONAL DESIGN PROJECT, MAY APPROVE AN ADJUSTMENT TO THE BULK REQUIREMENTS IF THE PETITIONER DEMONSTRATES THAT THE DESIGN RESULTS IN A HIGHER QUALITY DEVELOPMENT, THAN OTHERWISE PERMITTED UNDER THE BULK REGULATIONS.

15. NO ACCESSORY STRUCTURES OR USES SHALL BE PERMITTED WITHIN THE DEVELOPMENT, EXCEPT THOSE AMENITY AREAS CONSTRUCTED FOR THE COMMUNITY, INCLUDING GARDENS, CARPORTS, ACCESSORY SOLAR COLLECTORS, COMMUNITY GRILL AREA, OR COMMUNITY SHED FOR STORAGE.

16. THE DEVELOPMENT SHALL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING GUIDELINES THAT IDENTIFY REQUIRED, RECOMMENDED AND OPTIONAL FEATURES. THE PETITION SHALL INCLUDE DESCRIPTIONS OF THE DESIGN FEATURES OF PROPOSED DWELLINGS TO DEMONSTRATE THEIR APPROPRIATENESS FOR THE AGE-RESTRICTED POPULATION. THE MATERIAL SUBMITTED SHALL INDICATE HOW UNIVERSAL DESIGN FEATURES WILL BE USED TO MAKE INDIVIDUAL DWELLINGS ADAPTABLE TO PERSONS WITH MOBILITY OR FUNCTIONAL LIMITATIONS AND HOW THE DESIGN WILL PROVIDE ACCESSIBLE ROUTES BETWEEN PARKING AREAS, SIDEWALKS, DWELLING UNITS AND COMMON AREAS.

Section 133.0.D Minimum Parking Requirements for Specific Uses

In the following text, "sf" refers to gross square feet of floor area unless net floor area is approved by the Department of Planning and Zoning. "DPZ" refers to the Department of Planning and Zoning. The parking for multiple uses shall be calculated cumulatively unless otherwise noted or unless approved in accordance with Section 133.0.F.

2. Residential Uses

a. Single-family detached, single-family attached, and mobile homes	2.0 spaces per du in all residential zoning districts. An additional 0.5 spaces per dwelling unit must be provided for visitor parking in all residential zoning districts except RC and RR Districts.
b. Apartments	2.0 spaces per du plus 0.3 spaces per dwelling unit for visitors.
c. Age-restricted Adult Housing:	

(1) Single-family detached and Single-family attached dwellings	2.0 spaces per du in all residential zoning districts. An additional 0.3 spaces per dwelling unit must be provided for visitor parking in all residential zoning districts except RC and RR Districts.
(2) Apartments, COTTAGE CLUSTERS and Multi-Plexes	1.0 space per du plus 0.3 space per dwelling unit for visitors.