



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-219

Date Filed: 9/5/2025

Zoning Regulation Amendment Petition

Petition Request

Description of Proposed Amendment:

Add a definition for Activity Centers to the Zoning Regulations and promote diverse housing opportunities within Activity Centers in the TOD and TNC zoning districts to align with the goals of the General Plan, HoCo By Design.

Petitioner's Representative Information

Petitioner's Representative Name: David Moore

Address: 3450 Court House Drive, Ellicott City, MD, 21043

Phone: 410-313-2100

Email: dmoore@howardcountymd.gov

Profession: Attorney

Petitioner Information

Petitioner Name: Lynda Eisenberg

Petitioners Business Name/Trading As: Howard County Government

Address: 3430 Court House Drive, Ellicott City, MD, 21043

Phone: 410-313-2350

Email: leisenberg@howardcountymd.gov

Petitioner's Interest in Subject Property: Other

If the petitioner is not the property owner, please explain: Petition submitted on behalf of Howard County Government

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:

Howard County's General Plan identifies Activity Centers as areas targeted for growth that promote opportunities for compact mixed-use development, diverse mixed-income for-sale and rental housing choices, small parks or community gathering spaces, employment opportunities, retail uses, and walking, biking, and transit options. The purpose of the ZRA is to allow and require various housing types within the designated Activity Centers in the TNC and TOD zoning districts.

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.

The proposed ZRA is in harmony with preserving and promoting the health, safety and welfare of the County as described in Section 100.A. Specifically, this proposed ZRA is described in enumerated intent number 5 – *To provide for adequate housing choices in suitable living environment 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.

The amendment would impact more than eight properties. The amendment has a general impact on lots and parcels zoned TOD and TNC.

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 would generally have an impact on all lots and parcels zoned TOD and TNC. The proposed ZRA is promoting the General Plan policy goals to expand opportunities for more diverse housing options within targeted Activity Centers. The proposed ZRA would encourage property owners to build a mix of housing types, such as apartments, stacked townhomes, single-family attached, and age-restricted adult housing.

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

The proposed amendment will impact properties zoned TOD and TNC. A Map has been included with the Petition that highlights these areas.

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

If approved, this amendment would not create any conflicts in the Howard County Zoning Regulations. The purpose of the ZRA is to create opportunities for a variety of housing types and generally require developments over a certain acreage to provide a mix of these housing types.

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 throughout the County, increasing housing affordability, and ensuring there are housing options for older adults, disabled populations, and those with special needs. Below is a list of the Dynamic Neighborhood Policy Statements and Implementing Actions that support the proposed ZRA amendment.

DN-4 Policy Statement – Future Activity Centers, as identified on the Future Land Use Map (FLUM), should include a unique mix of densities, uses, and building forms that provide diverse, accessible, and affordable housing options.

DN-9 Policy Statement – Create greater opportunities for multi-generational neighborhoods, especially in character areas identified as activity centers.

- *Implementing Action #1 – Design new activity centers to accommodate the needs of various ages, abilities, and life stages. Ensure design of neighborhoods and their amenities provide accessibility using universal design guidelines with sidewalk, wayfinding, and safe connections.*

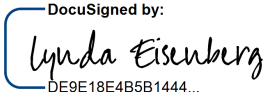
If the zoning regulation text amendment would impact eight (8) parcels of land or less, please provide the following:

- (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.**

The proposed ZRA impacts more than 8 parcels therefore this criterion does not apply.

Signatures

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

DocuSigned by:

 DE9E18E4B5B1444... 9/15/2025

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: Julia Sauer
Signature Date: 2025-9-2 12:43:47

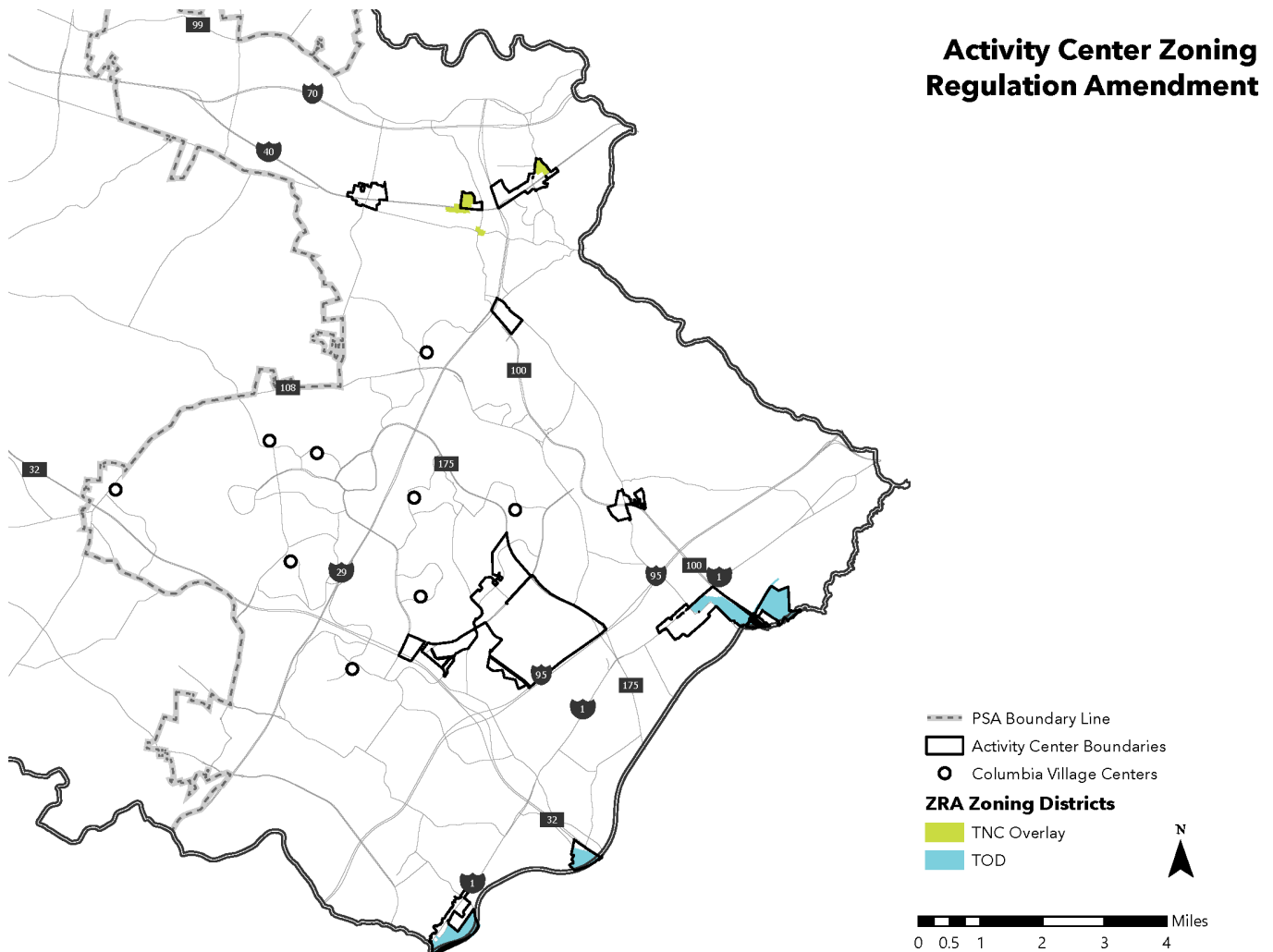
CONTACT US

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

Summary of Changes:

- Add definition of Activity Center.
- Add provision that certain development projects in the TOD or TNC district must provide more than one housing type.
- Add regulations for age-restricted adult housing in the TOD district.

Potentially Impacted Properties in relation to HoCo By Design Activity Centers



Draft Legislation

Section 103.0. – Definitions

Proposed Revisions:

ACTIVITY CENTER: TARGETED AREAS FOR GROWTH IDENTIFIED IN THE HOWARD COUNTY GENERAL PLAN, THAT PROMOTE OPPORTUNITIES FOR COMPACT MIXED-USE DEVELOPMENT, DIVERSE MIXED-INCOME FOR-SALE AND RENTAL HOUSING CHOICES, SMALL PARKS OR COMMUNITY GATHERING SPACES, EMPLOYMENT OPPORTUNITIES, RETAIL USES, AND WALKING, BIKING, AND TRANSIT OPTIONS.

Example of how the proposed text would look in Section 103.0, if adopted:

Activity Center: Targeted areas for growth identified in the Howard County General Plan, that promote opportunities for compact mixed-use development, diverse mixed-income for-sale and rental housing choices, small parks or community gathering spaces, employment opportunities, retail uses, and walking, biking, and transit options.

Section 127.4: TOD (Transit Oriented Development) District

Proposed Revisions:

B. Uses Permitted as a Matter of Right

1. AGE-RESTRICTED ADULT HOUSING, SUBJECT TO THE REQUIREMENTS OF SUBSECTION F.2 AND F.3. DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TOD ZONED LAND MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE.

7. Dwellings, apartment/MULTIFAMILY AND SINGLE-FAMILY ATTACHED. DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TOD ZONED LAND MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE.

[[8. Dwellings, single-family attached.]]

*Renumber subsequent uses

F. Requirements for TOD Development

2. Area Requirements for Residential Uses

- a. Residences are permitted only within a development project encompassing at least 3 gross acres of TOD-zoned land. If THE PROJECT IS ON MORE THAN 5 GROSS ACRES OF LAND, IT MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE UNLESS IT IS DEMONSTRATED ON A SITE DEVELOPMENT PLAN SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING THAT THE MINIMUM DENSITY REQUIREMENTS OF THE

TOD DISTRICT CANNOT BE MET DUE TO UNIQUE PHYSICAL CONDITIONS, INCLUDING IRREGULARITY, NARROWNESS OR SHALLOWSNESS OF LOT OR SHAPE, EXCEPTIONAL TOPOGRAPHY, OR OTHER EXISTING FEATURES PECULIAR TO THE PARTICULAR LOT PRECLUDING STRICT COMPLIANCE WITH THIS PROVISION. ANY RESIDENTIAL HOUSING PROJECT WITH ONE RESIDENTIAL HOUSING TYPE IN EXISTENCE PRIOR TO [[EFFECTIVE DATE OF LEGISLATION]] WILL NOT BE SUBJECT TO SECTION 129.0.

c. Moderate Income Housing Units

At least 15% of the dwelling units shall be Moderate Income Housing Units [[and shall be developed on the site]]. EXCEPT FOR AGE-RESTRICTED ADULT HOUSING UNITS, the developer shall not provide the moderate income housing units at a different location or pay a fee-in-lieu to the Department for the moderate income housing units required under this subsection.

3. ADDITIONAL REQUIREMENTS FOR AGE-RESTRICTED ADULT HOUSING

A. DESIGN FOR OLDER ADULTS

THE DEVELOPMENT SHALL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING GUIDELINES WHICH IDENTIFY REQUIRED, RECOMMENDED AND OPTIONAL FEATURES. PLAN SUBMITTALS SHALL INCLUDE DESCRIPTIONS OF THE DESIGN FEATURES OF THE 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.

B. ENFORCEMENT OF AGE RESTRICTIONS

IF THE DEVELOPMENT WILL NOT BE A RENTAL COMMUNITY UNDER SINGLE OWNERSHIP, IT SHALL BE SUBJECT TO COVENANTS OR OTHER LEGAL RESTRICTIONS ENFORCING THE AGE RESTRICTIONS FOR THIS USE. PLAN SUBMITTALS SHALL INCLUDE THE PROPOSED COVENANTS AND OTHER LEGAL MEANS OF ENFORCING THE AGE RESTRICTIONS. THE LEGAL ENTITY THAT WILL IMPLEMENT AND MAINTAIN THE AGE RESTRICTIONS MUST BE CLEARLY IDENTIFIED AND ABLE TO PROVIDE EFFECTIVE ENFORCEMENT TO SUPPLEMENT COUNTY ENFORCEMENT OF ZONING REGULATIONS.

C. COMMUNITY CENTER

AT LEAST ONE ON-SITE COMMUNITY BUILDING OR INDOOR COMMUNITY SPACE WITHIN A PRINCIPAL STRUCTURE SHALL BE PROVIDED THAT CONTAINS A MINIMUM OF:

- (1) 20 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT, FOR THE FIRST 99 DWELLING UNITS WITH A MINIMUM AREA OF 500 SQUARE FEET, AND

- (2) 10 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT FOR EACH
ADDITIONAL DWELLING UNIT ABOVE 99.

D. HOUSING TYPES

ONLY SINGLE-FAMILY ATTACHED AND APARTMENTS/MULTIFAMILY UNITS ARE PERMITTED IN AGE-RESTRICTED ADULT HOUSING DEVELOPMENTS. AGE-RESTRICTED ADULT HOUSING DEVELOPMENTS THAT ARE GREATER THAN 5 ACRES MUST PROVIDE MORE THAN ONE HOUSING TYPE.

Example of how the proposed text would look in Section 127.4, if adopted:

B. Uses Permitted as a Matter of Right

1. Age-restricted adult housing, subject to the requirements of Subsection F.2 and F.3. Development projects that are 5 gross acres or greater of TOD zoned land must include more than one residential housing type.

7. Dwellings, apartment/multifamily and single-family attached. Development projects that are 5 gross acres or greater of TOD zoned land must include more than one residential housing type.

*Renumber uses accordingly following addition of Age-restricted adult housing and listing uses alphabetically

F. Requirements for TOD Development

2. Area Requirements for Residential Uses

- a. Residences are permitted only within a development project encompassing at least 3 gross acres of TOD-zoned land. If the project is on more than 5 gross acres of land, it must include more than one residential housing type unless it is demonstrated on a site development plan submitted to the Department of Planning and Zoning that the minimum density requirements of the TOD district cannot be met due to unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot precluding strict compliance with this provision. Any residential housing project with one residential housing type in existence prior to [[effective date of legislation]] will not be subject to Section 129.0.

c. Moderate Income Housing Units

At least 15% of the dwelling units shall be Moderate Income Housing Units. Except for any age-restricted adult housing units, the developer shall not provide the moderate income housing units at a different location or pay a fee-in-lieu to the Department for the moderate income housing units required under this subsection.

3. Additional Requirements for Age-Restricted Adult Housing

A. Design for Older Adults

The development shall incorporate universal design features from the Department of Planning and Zoning guidelines which identify required, recommended and optional features. Plan submittals shall include descriptions of the design features of the 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.

b. Enforcement of Age Restrictions

If the development will not be a rental community under single ownership, it shall be subject to covenants or other legal restrictions enforcing the age restrictions for this use. Plan submittals shall include the proposed covenants and other legal means of enforcing the age restrictions. The legal entity that will implement and maintain the age restrictions must be clearly identified and able to provide effective enforcement to supplement county enforcement of zoning regulations.

c. Community Center

At least one on-site community building or indoor community space within a principal structure shall be provided that contains a minimum of:

- (1) 20 square feet of floor area per dwelling unit, for the first 99 dwelling units with a minimum area of 500 square feet, and
- (2) 10 square feet of floor area per dwelling unit for each additional dwelling unit above 99.

d. Housing Types

Only single-family attached and apartments/multifamily units are permitted in age-restricted adult housing developments. Age-restricted adult housing developments that are greater than 5 acres must provide more than one housing type.

Section 127.6: TNC (Traditional Neighborhood Center) Overlay District

Proposed Revisions:

C. Uses Permitted as a Matter of Right

1. Age-restricted adult housing, SUBJECT TO THE REQUIREMENTS OF SUBSECTION F.3 AND F.4 [[if the additional requirements for age-restricted adult housing set forth in the POR

District are met]]. DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TNC ZONED LAND MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE.

18. Dwellings apartment and single-family attached, only within a Route 40 corridor development project with at least 2 gross acres of TNC-zoned land. DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TNC ZONED LAND MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE.

F. Requirements for TNC Development

3. Requirements for residential uses

- a. Residences are permitted only within Route 40 corridor development projects encompassing at least 2 gross acres of TNC-zoned land. DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TNC ZONED LAND MUST INCLUDE MORE THAN ONE RESIDENTIAL HOUSING TYPE UNLESS IT IS DEMONSTRATED ON A SITE DEVELOPMENT PLAN SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING THAT THERE ARE UNIQUE PHYSICAL CONDITIONS, INCLUDING IRREGULARITY, NARROWNESS OR SHALLOWSNESS OF LOT OR SHAPE, EXCEPTIONAL TOPOGRAPHY, OR OTHER EXISTING FEATURES PECULIAR TO THE PARTICULAR LOT PRECLUDING STRICT COMPLIANCE WITH THIS PROVISION. ANY RESIDENTIAL HOUSING PROJECT WITH ONE RESIDENTIAL HOUSING TYPE IN EXISTENCE PRIOR TO [[EFFECTIVE DATE OF LEGISLATION]] WILL NOT BE SUBJECT TO SECTION 129.0.

4. ADDITIONAL REQUIREMENTS FOR AGE-RESTRICTED ADULT HOUSING

a. DESIGN FOR OLDER ADULTS

THE DEVELOPMENT SHALL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING GUIDELINES WHICH IDENTIFY REQUIRED, RECOMMENDED AND OPTIONAL FEATURES. PLAN SUBMITTALS SHALL INCLUDE DESCRIPTIONS OF THE DESIGN FEATURES OF THE 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.

b. ENFORCEMENT OF AGE RESTRICTIONS

IF THE DEVELOPMENT WILL NOT BE A RENTAL COMMUNITY UNDER SINGLE OWNERSHIP, IT SHALL BE SUBJECT TO COVENANTS OR OTHER LEGAL RESTRICTIONS ENFORCING THE AGE RESTRICTIONS FOR THIS USE. PLAN SUBMITTALS SHALL INCLUDE THE PROPOSED COVENANTS AND OTHER LEGAL MEANS OF ENFORCING THE AGE RESTRICTIONS. THE LEGAL ENTITY THAT WILL

IMPLEMENT AND MAINTAIN THE AGE RESTRICTIONS MUST BE CLEARLY IDENTIFIED AND ABLE TO PROVIDE EFFECTIVE ENFORCEMENT TO SUPPLEMENT COUNTY ENFORCEMENT OF ZONING REGULATIONS.

c. COMMUNITY CENTER

AT LEAST ONE ON-SITE COMMUNITY BUILDING OR INDOOR COMMUNITY SPACE WITHIN A PRINCIPAL STRUCTURE SHALL BE PROVIDED THAT CONTAINS A MINIMUM OF:

- (1) 20 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT, FOR THE FIRST 99 DWELLING UNITS WITH A MINIMUM AREA OF 500 SQUARE FEET, AND
- (2) 10 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT FOR EACH ADDITIONAL DWELLING UNIT ABOVE 99.

d. HOUSING TYPES

ONLY SINGLE-FAMILY ATTACHED AND APARTMENTS/MULTI-FAMILY UNITS ARE PERMITTED IN AGE-RESTRICTED ADULT HOUSING DEVELOPMENTS IN DEVELOPMENT PROJECTS THAT ARE 5 GROSS ACRES OR GREATER OF TNC ZONED LAND AND MUST PROVIDE MORE THAN ONE HOUSING TYPE.

Example of how the proposed text would look in Section 127.6, if adopted:

C. Uses Permitted as a Matter of Right

1. Age-restricted adult housing, subject to the requirements of Subsection F.3 and F.4. Development projects that are 5 gross acres or greater of TNC zoned land must include more than one residential housing type.

18. Dwellings apartment and single-family attached, only within a Route 40 corridor development project with at least 2 gross acres of TNC-zoned land. Development projects that are 5 gross acres or greater of TNC zoned land must include more than one residential housing type.

F. Requirements for TNC Development

3. Requirements for residential uses

- a. Residences are permitted only within Route 40 corridor development projects encompassing at least 2 gross acres of TNC-zoned land. Development projects that are 5 gross acres or greater of TNC zoned land must include more than one residential housing type unless it is demonstrated on a site development plan submitted to the department of planning and zoning that there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot precluding strict compliance with this provision. Any residential housing project

with one residential housing type in existence prior to [[effective date of legislation]] will not be subject to Section 129.0.

4. Additional Requirements for Age-Restricted Adult Housing

a. Design for Older Adults

The development shall incorporate universal design features from the Department of Planning and Zoning guidelines which identify required, recommended and optional features. Plan submittals shall include descriptions of the design features of the 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.

b. Enforcement of Age Restrictions

If the development will not be a rental community under single ownership, it shall be subject to covenants or other legal restrictions enforcing the age restrictions for this use. Plan submittals shall include the proposed covenants and other legal means of enforcing the age restrictions. The legal entity that will implement and maintain the age restrictions must be clearly identified and able to provide effective enforcement to supplement county enforcement of zoning regulations.

c. Community Center

At least one on-site community building or indoor community space within a principal structure shall be provided that contains a minimum of:

- (1) 20 square feet of floor area per dwelling unit, for the first 99 dwelling units with a minimum area of 500 square feet, and
- (2) 10 square feet of floor area per dwelling unit for each additional dwelling unit above 99.

d. Housing Types

Only single-family attached and apartments/multi-family units are permitted in age-restricted adult-housing developments in development projects that are 5 gross acres or greater of TNC zoned land and must provide more than one housing type.