

HARFORD COUNTY BILL NO. 19-030

Brief Title (Zoning Housing for the Elderly)

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

Mylicia A. Di...
Council Administrator

Date 12/10/19

ENROLLED

[Signature]
Council President

Date 12/10/19

BY THE COUNCIL

Read the third time.

Passed: LSD 19-030

Failed of Passage: _____

By Order

Mylicia A. Di...
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 11th day of December, 2019 at 3:00 p.m.

Mylicia A. Di...
Council Administrator



BY THE EXECUTIVE

[Signature]
COUNTY EXECUTIVE

APPROVED: Date 12/16/19

BY THE COUNCIL

This Bill No. 19-030 having been approved by the Executive and returned to the Council, becomes law on December 16, 2019.

EFFECTIVE: February 14, 2020

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 19-030

Introduced by Council President Vincenti at the request of the County Executive

Legislative Day No. 19-030 Date November 5, 2019

AN ACT to repeal and reenact, with amendments, Subsection B(1), Permitted uses; to repeal and reenact, with amendments, Subsection B(5), Open space; and to repeal and reenact, with amendments, Subsection D(3), Maximum building coverage; all of Section 267-82, Housing for the elderly, of Article VIII, Design Standards for Special Developments, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to allow for single-family dwellings in housing for the elderly developments; to provide open space in accordance with COS standards; and generally relating to zoning.

By the Council, November 5, 2019

Introduced, read first time, ordered posted and public hearing scheduled

on: December 3, 2019

at: 7:00 PM

By Order: *Mylia A. Dixon*, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on December 3, 2019, and concluded on December 3, 2019.

Mylia A. Dixon, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council of Harford County, Maryland that Subsection
2 B(1), Permitted uses, be, and it is hereby, repealed and reenacted, with amendments; that Subsection
3 B(5), Open space, be, and it is hereby, repealed and reenacted, with amendments; and that
4 Subsection D(3), Maximum building coverage, be, and it is hereby, repealed and reenacted, with
5 amendments, all of Section 267-82, Housing for the elderly, of Article VIII, Design Standards for
6 Special Developments, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as
7 amended, and all to read as follows:

8 **Chapter 267. Zoning**

9 **Part 1. Standards**

10 **Article VIII. Design Standards for Special Developments**

11 **§ 267-82. Housing for the elderly.**

12 B. Development standards.

13 (1) Permitted uses. The accessory uses permitted in a housing for the elderly project may
14 include convenience goods stores, personal services, professional services, restaurants,
15 health services and medical clinics. Common activity areas, including the above uses,
16 and other areas serving the collective needs of the residents shall not exceed 100 square
17 feet per dwelling unit. Permitted housing types shall include SINGLE-FAMILY
18 DETACHED DWELLINGS, townhouse dwellings, patio/court/atrium dwellings,
19 multiplex dwellings, garden apartment dwellings and mid-rise apartment dwellings.

20
21 (5) Open space. The open space shall be generally continuous, accessible to the residents
22 and protective of natural features. [At least 50% of the total parcel area shall be in open
23 space.] OPEN SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THE
24 PROVISIONS OF § 267-70(C)(3)(A).

25 (a) Recreational facilities. Adequate recreational facilities shall be constructed in
26 each phase of development to meet the needs of the residents. The developer

1 shall provide a schedule for the installation of the facilities at the time the
2 project is approved.

3 (b) NOTWITHSTANDING THE PROVISIONS OF § 267-31B(1), the active
4 recreation space shall be a minimum of 1/2 acre and may include indoor and
5 outdoor facilities designed to provide opportunity and encouragement for
6 physical activity. The required active open space may be reduced by the
7 Director of Planning based upon the specific program proposed by the
8 developer.

9 (c) NOTWITHSTANDING THE PROVISIONS OF SUBSECTION B(5)(B)
10 ABOVE, all open space shall be provided pursuant to § 267-31 (Open space).

11
12 D. Specific design requirements.

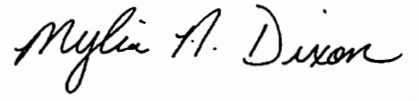
13 (3) Maximum building coverage. The maximum building coverage shall be as follows:

Dwelling Types	Maximum Building Coverage (percent of total lot)
Patio/court/atrium, townhouse and multiplex, SINGLE-FAMILY DETACHED	40%
Garden and mid-rise apartments	30%

14
15 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date
16 it becomes law.

EFFECTIVE: February 14, 2020

The Council Administrator does hereby certify that seven (7) copies of this Bill are immediately available for distribution to the public and the press.



Council Administrator