

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2012, Legislative Day No. 12

Bill No. 48-12

---

Mr. Todd Huff, Councilman

---

By the County Council, July 2, 2012

---

A BILL  
ENTITLED

AN ACT concerning

Senior Housing

FOR the purpose of permitting a senior housing facility in a D.R. Zone under certain conditions;

and generally relating to senior housing facilities in D.R. Zones.

BY adding

Section 1B01.1.A.20

Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter stricken from existing law.  
~~Strike out~~ indicates matter stricken from bill.  
Underlining indicates amendments to bill.

1 1B01.1. General use regulations in D.R. Zones.

2 A. Uses permitted as of right. The following uses only are permitted as of right in D.R.  
3 Zones of all classifications, subject to the restrictions hereinafter prescribed.

4 20. NOTWITHSTANDING ANY PROVISION IN THESE ZONING REGULATIONS  
5 TO THE CONTRARY, A SENIOR HOUSING FACILITY IS PERMITTED UNDER THE  
6 FOLLOWING CONDITIONS:

7 A. THE TRACT ON WHICH THE FACILITY IS LOCATED SHALL (1) BE  
8 AT LEAST 11 ACRES IN SIZE, (2) BE LOCATED IN A COUNTY HISTORIC DISTRICT,  
9 AND (3) CONTAIN AN EXISTING STRUCTURE AT LEAST 50 YEARS OLD.

10 B. THE FACILITY IS PERMITTED TO HAVE A MAXIMUM OF 80  
11 ASSISTED LIVING UNITS, NURSING BEDS, OR A COMBINATION OF BOTH, AND A  
12 MAXIMUM OF 12 DWELLING UNITS FOR SENIORS.

13 C. THE FACILITY SHALL BE DESIGNED TO BE COMPATIBLE WITH  
14 AND TO MAKE USE OF THE EXISTING HISTORIC STRUCTURE. THIS DESIGN SHALL  
15 REQUIRE A STRUCTURAL CONNECTION TO THE EXISTING BUILDING, AND NO  
16 NEW BUILDING MAY BE LOCATED CLOSER TO A FRONT OR SIDE PROPERTY LINE  
17 THAN THE EXISTING STRUCTURE. FOR PURPOSES OF THIS PARAGRAPH, WHAT  
18 WILL BE CONSIDERED THE FRONT AND SIDE PROPERTY LINES SHALL BE  
19 DICTATED BY THE ORIENTATION OF THE EXISTING BUILDING.

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter stricken from existing law.  
~~Strike out~~ indicates matter stricken from bill.  
Underlining indicates amendments to bill.

1 D. THE HEIGHT OF ANY NEW BUILDING MAY NOT EXCEED THE  
2 HEIGHT OF THE EXISTING STRUCTURE.

3 E. AMENITY OPEN SPACE OF AT LEAST 5 ACRES SHALL BE  
4 PROVIDED ON THE TRACT.

5 F. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE  
6 FOLLOWING: 1 PARKING SPACE FOR EACH 3 ASSISTED LIVING UNITS OR NURSING  
7 BEDS, AND 1 PARKING SPACE FOR EACH DWELLING UNIT.

8 THIS SUBSECTION SHALL NOT BE INTERPRETED TO SUPERCEDE OR  
9 ALLEVIATE ANY APPLICABLE OBLIGATION OR REQUIREMENT UNDER ARTICLE  
10 32, TITLE 7 OF THE BALTIMORE COUNTY CODE.

11 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
12 the affirmative vote of five members of the County Council, shall take effect on August 20,  
13 2012.

14 b04812.wpd