

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 14

Bill No. 68 -2025 (ZRA-212)

Introduced by: The Vice-Chair on behalf of Blackrock Capital Investors, LLC

SHORT TITLE: Nursing Homes & Residential Care Facilities – Reduction of Setbacks.

AN ACT amending Section 131.0 of the Howard County Zoning Regulations to add additional Conditional Use criteria for Nursing Homes and Residential Care Facilities that allow for reduced setbacks in certain circumstances; and generally related to Nursing Homes and Residential Care Facilities.

Introduced and read first time _____, 2025. Ordered posted and hearing scheduled.

By order _____
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2025.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 2025 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2025 at ___ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved by the County Executive _____, 2025

Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard
2 County Zoning Regulations are amended as follows:

3 By amending:

4 Section 131.0 -. “Conditional Uses”

5 Subsection N -. “Conditional Uses and Permissible Zoning Districts”

6 Number 38 -. “Nursing Homes and Residential Care Facilities”

7
8 **Howard County Zoning Regulations**

9 **Section 131.0 – Conditional Uses**

10 **N. Conditional Uses and Permissible Zoning Districts**

11
12 38. Nursing Homes and Residential Care Facilities

13 A Conditional Use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED,
14 R-A-15, R-APT, R-MH, R-VH, CAC and TNC Districts for nursing homes and residential care
15 facilities, provided that:

- 16
- 17 a. The facility shall have 16 or fewer beds.
 - 18
 - 19 b. The minimum lot size for a new facility is one acre. An existing facility does not have to
20 comply with this criteria.
 - 21
 - 22 c. The design of new structures or additions to existing structures will be compatible in
23 scale and character with residential development in the vicinity, as demonstrated by
24 architectural elevations or renderings that shall be submitted with the petition.
 - 25
 - 26 d. Buildings, parking areas and outdoor activity areas will be at least 50 feet from adjoining
27 residentially-zoned properties other than public road right-of-ways. FOR SITES UTILIZING
28 BUILDINGS AND PARKING AREAS EXISTING PRIOR TO [INSERT EFFECTIVE DATE OF
29 LEGISLATION], THE HEARING AUTHORITY MAY REDUCE THIS SETBACK IF THE PETITION
30 INCLUDES DETAILED PLANS FOR SCREENING, CONSISTING OF A COMBINATION OF A SOLID

1 FENCE OR WALL AND LANDSCAPING, OR EQUIVALENT COMBINATION, THAT PRESENTS AN
2 ATTRACTIVE AND EFFECTIVE BUFFER FOR NEIGHBORING PROPERTIES.

- 3
- 4 e. At least 20% of the area within the building envelope shall not be used for buildings,
5 parking areas or driveways. The building envelope is formed by the required structure
6 and use setbacks of the Zoning Regulations for the zoning district and the Subdivision
7 and Land Development Regulations.

8

9 ***Section 2. And Be It Further Enacted*** by the County Council of Howard County, Maryland that
10 *this Act shall become effective 61 days after its enactment.*