



LEGISLATIVE SUMMARY

To: All Councilmembers of the Anne Arundel County Council

From: Linda M. Schuett, Legislative Counsel

Date: December 16, 2019

Subject: Bill No. 97-19 - Zoning – Housing for the Elderly of Moderate Means

Existing law allows Housing for the Elderly of Moderate Means as a special exception use in the R2, R5, R10, R15, and R22 zoning districts. Bill No. 97-19 converts the use to a conditional use.

The bill also affects the allowed density. Under existing law, the maximum density is 22 dwelling units per acre, not to exceed 120 dwelling units in any of the zoning districts where the use is allowed (*i.e.*, R2, R5, R10, R15, and R22). Under the proposed bill, no more than 60 dwelling units are allowed in the R2 zoning district, thereby decreasing the allowed density, and no more than 120 dwelling units are allowed in the R5 zoning district, thereby keeping the density the same. The bill does not include a limitation on the maximum number of dwelling units allowed in the R10, R15, and R22 zoning districts.

The maximum coverage by structures and parking is increased from 60% to 65% of the gross area of the lot.

Housing for the Elderly of Moderate Means in the R2 or R5 zoning districts must be located in a priority funding area.

Finally, the bill rescinds an existing condition which requires the project to be financed in part by State and County loans and be approved by a resolution of the County Council.