

**§267-81. Continuing Care Retirement Community (CCRC).**

District	Conventional (du/ga)	COS (du/ga)	PRD (du/ga)	Housing for the Elderly (du/go)	CCRC (du/ga)
R1	1.8	2.0	N/A	7	25
R2	3.5	4.5	N/A	7	25
R3	5.0	7.0	10.0	14	30
R4	8.0	10.0	14.0*	14	30

FOH: This chart is from page 160 and is placed here so one can easily see the benefits of added density for this special development.

A. Eligibility. CCRC's shall have the following eligibility requirements:

(1) The project developer shall have received approval from the Maryland Department of Aging for the feasibility studies which are required for submission of an application for a preliminary certificate of registration for a continuing care facility. The project shall be developed in accordance with and regulated by Article 70B, Section 7-23 of the Annotated Code of Maryland, Continuing Care Contracts (the "State CCRC Act").

(2) The minimum lot size shall be 20 acres.

(3) The project shall be served by public water supply and public sewer facilities.

(4) The project must be directly accessible from one or more existing or **planned** arterial, collector or primary residential roads.

FOH: We believe that planned roads may not happen in a timely manner beyond the control of the developer. This may put the developer out of compliance.

(5) **To preserve AG land, all CCRC projects shall require the purchase of TDRs.**

B. Development standards.

(1) Permitted housing types. For purposes of this Section only, a variety of housing types may be permitted on a single parcel. These may include garden or mid-rise apartments, patio, atrium or court dwellings, multiplex units, duplex units, townhouses, single family detached dwellings or other units which meet the needs of the residents. Dwelling units shall include independent living units along with assisted living and skilled care facilities. The maximum number of beds in the skilled care facility may not exceed 20% of the total number of independent dwelling units approved for this project by Maryland Office on Aging. For additional beds, application can be made for a certificate of need ("CON") with the State of Maryland.

(2) Permitted uses. Ancillary uses, including community convenience stores, retail gift shops and professional, medical, health and personal services, dining facilities and meeting rooms are permitted, provided:

(a) The uses are located within the residential buildings or within community buildings that are architecturally compatible with the residential structures and are for the use and benefit of the residents of the community, their guests and the employees.

(b) There are no advertising signs indicating the uses placed along the boundary of the community.

(c) No individual retail accessory use may exceed 1,500 square feet, and the total retail accessory uses shall not exceed 150 square feet per dwelling unit.

(3) Density. The CCRC use shall be permitted in the **R1, R2, R3, R4, and CI** zoning districts. For the purposes of calculating density, the number of beds in the assisted living and skilled care facilities shall be divided by the average household size (2.79) to determine the equivalent number of dwelling units. No more than 1,200 units shall be permitted in any such project. The maximum density shall be as follows:

District	Units per gross acre
R1	25
R2	25
R3	30
R4	30
CI	30

FOH: This code does not contain a specific definition for R1, however, the R1 du/ga is less than 2 houses per acre. The permitted housing types for a CCRC include townhouses, apartments, etc., which are incompatible with the R1 standard of less than 2 homes per acre. If approved, R1 would be more than triple its normal density, and R2 would be double its normal density. We recommend that CCRCs be prohibited in the R1 and R2 Districts.

(4) General site design.

(a) The project shall be designed with regard to soils, topography and natural and historic features of the parcel.

(b) All residential structures shall be sited so as to promote privacy and security and to ensure natural light for all living areas.

(c) Buildings near the periphery of the project shall be harmonious with neighborhood areas and shall provide adequate transition in density and type or shall provide adequate buffer yards, pursuant to §267-30 (Buffer yards).

(5) Vehicular circulation and access.

(a) The project roads shall be designed to provide a logical road network adequate for internal movement.

(b) Particular attention shall be given to providing safe conditions for both pedestrian and vehicular movements, with efforts directed to reduce speed wherever possible.

(c) Adequate emergency access shall be provided for both vehicles and personnel.

(d) Internal roads may be designed and constructed as private roads in accordance with the private road standards established in the Harford County Subdivision Regulations.

FOH: Unlike Housing for the Elderly, no road standards are given. We recommend buildings of this size must be on an arterial road.

(6) Open space. The open space shall be generally continuous, accessible to the residents and protective of natural features. At least 33% of the total parcel area shall be in open space.

(a) Recreational facilities. Adequate recreational facilities shall be constructed in each phase of development to meet the needs of the residents. A recreational plan shall be submitted with the preliminary plan and shall identify facilities and programs for the residents. The developer shall provide a schedule for the installation of the facilities at the time the project is approved.

(b) The required active recreation space shall be a minimum of 2 acres and may include indoor and outdoor facilities designed to provide opportunity and encouragement for physical activity. ~~The minimum acreage may be reduced by the Zoning Administrator based upon the specific program proposed by the developer.~~

FOH: We do not recommend reducing acreage.

C. Specific design requirements.

(1) The project design shall be compatible with residential uses in the neighborhood. Evaluation of the compatibility shall be based upon height, facade, building bulk and architectural features of the project and of the neighborhood.

(2) Setbacks. The minimum setback to adjacent residential lots for the main structures shall be twice the building height. The use setback, including all structures, parking and drive areas shall be 50 feet with a 15 foot landscaped buffer yard. Setbacks from all internal rights-of-way or private roads shall be a minimum of 15 feet.

(3) The height of each structure, other than garden or mid-rise apartments, shall comply with the height requirement of the district. The height of a garden or midrise apartment is limited to 50 feet in the ~~R1~~ and ~~R2~~ zoning district and 60 feet in R3, and R4 zoning district.

FOH: Case in point -- where can a midrise apartment building with a density of 25 units per acre can ever be made compatible with R1 low intensity residential housing?

(4) Building length. The maximum length of a building block shall not exceed 250 feet without offset. To exceed the maximum building block length, any building shall have offsets of 4 feet minimum for each additional 200 feet of length.

(5) Distance between building blocks. The distance between buildings shall be a minimum of 30 feet. The enclosed walkways or pedestrian bridges shall not be construed as part of the building. However, the construction of such walkways must comply with all applicable building requirements or the applicable Sections of the Harford County Code.

(6) Maximum building coverage. The maximum building coverage shall be 40% of the total parcel area.

(7) Impervious surface ratio. The maximum impervious surface for any CCRC project shall not exceed 60% of the total parcel area.

FOH: Too much impervious surface for an R1 and R2 area.