

Elderly and Senior Housing Overlay District , ESH

Background

Zones:

- Resource Conservation, rural, (10), RC-2, RC-3, RC-4, RC-5, RC-6, RC-7, RC-8, RC-20, RC-50, RCC
- Residential (8), DR-1, DR-2, DR 3.5, DR-5.5, DR-10.5, DR-16, RAE-1, RAE-2), note RAE-1 (40 apartments per acre and RAE-2 (80 apartments per acre),
- Office (7), ROA, RO, OR-1, OR-2, O-3, OT, SE
- Business (8), CB, BLR, BL, BM, BR, BMM, BMB, BMYC
- Manufacturing (4), MR, MLR, ML, MH

Districts (12), Overlays applied on top of existing zones that ensure that development in the designated area meets the goals of the district.

AS, IM, H, H1, CCC, CT, C, M43, ME, NC, **ESH**, **MU**

Notable are AS. automotive service (gas stations) and CCC commercial community core (apartments in business zones). The new districts are **ESH**, Elderly Senior Housing, and **MU**. Mixed Use,

What does bill 39-29 do?

Permits a 5 acre Senior Housing development in a Residential Zone.

Pros:

Senior Housing is:

- 1, A “hot” investment in the real estate markets.neede
2. Needed in Baltimore County because of its large senior population
3. Providing space and opportunity for senior living and investment.
4. Not impacting an already overcrowded school situation
5. Making more homes available for sale.

Cons:

Senior Housing will:

1. Add more congestion to an already overcrowded York Road. (Worst case: RAE-2 would be 80 apartments per acre or 400 apartments on 5 acres and 30% more if some apartments are deemed “Affordable Housing” by the State)
2. Fill limited open spaces that are needed to contribute to healthy community life.

Where will Wade Kach apply?

1. 1301 York Road (Heaver Plaza)
2. Red Lion Motel property
3. ??

Details:

Amends existing definitions for “Housing for the Elderly” and “Senior Housing Facility”

Article 2

259.18 A.1 Suitable sites and housing opportunities for elderly and senior persons within certain parts of the county

259.18.B.1 May be applied to single and multi family residential districts, regardless if it assigned another district

259.18.B.2.A May include multi family housing, apartments or assisted living facilities

259.18.B.2.B May include single family attached duplex, group homes and alternative design dwellings

259.18.B,3 Community and recreational buildings are permitted

259.19.C. Special Regulations

259.19.C.1,A Consist of a minimum of 5 acres

259.16.C.1.B Comply with Federal requirements

259.19.C.1.C Comply with all bulk , height, area regulations for the underlying zone

259.19.C.2 Restricted to households 55 or older