

Comparison of Residential Development in the R-20,000 Zoning District in the Current and Proposed Carroll County Code (Chapters 155 and 158)

Current Code

	Type of Approval	Unit Type	Density ¹	Minimum Lot Size	Code Sections
Standard Development	Permitted by right	Single-family	Approximately 2 units per acre	20,000 square feet	158.073 (C) and (G)(1)
Cluster	Permitted with PC Approval	Single-family	Approximately 2 units per acre ²	No lot size minimum	155.095
Age-restricted Multifamily	Conditional Use	Multi-family	Approximately 14 units per acre	3,000 square feet	158.073 (D) and (G)(2)
Age-restricted Other	Conditional Use	Single Family/Townhouse	Approximately 6 units per acre	7,500 square feet	158.073 (D) and (G)(2)

Proposal Under Consideration (changes noted in RED)

	Type of Approval	Unit Type	Density	Minimum Lot Size	Code Sections
Standard Development	Permitted by right	Single-family	Approximately 2 units per acre	20,000 square feet	158.075.1 and 158.075.3 (A)
Cluster	Permitted with PC Approval	Single-family	Approximately 2 units per acre ³	10,000 square feet	155.095
Age-restricted Multifamily	Prohibited	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Age-restricted Other	Permitted as Retirement Village approved by PC	Single-family, Two-family, and/or Townhouse	3.5 units per acre	Established by PC	158.002, 158.075.1 and 158.075.3 (C)

¹ The densities are approximate because with the stated lot sizes, the density will not be an exact fraction of 43,560 sf, which is the size of an acre.

² May not be more than would be permitted in a conventional development

³ May be more than would be permitted in a conventional development depending on the constraints of the particular site, but not more than 2 units per acre.

Regulations that are MORE restrictive:

- Cluster development now has a minimum lot size
- Age-restricted multifamily housing is now prohibited
- Attached age-restricted housing density is reduced from 6 units per acre to 3.5 units per acre

Regulations that are LESS restrictive:

- Cluster development does not have to submit a conventional development plan for comparison, potentially resulting in a higher yield on the site
- Attached age-restricted units are permitted, rather than conditional, when approved by the PC as part of a Retirement Village