

ORDINANCE NO. 2025- 07

**AN ORDINANCE TO ADOPT A TEMPORARY DEFERRAL CONCERNING
RETIREMENT VILLAGES AND RETIREMENT HOMES IN THE FREEDOM
DESIGNATED GROWTH AREA OF COUNTY UNTIL JUNE 18, 2026, PENDING
CONSIDERATION AND ADOPTION OF SUCH LEGISLATION AS THE BOARD OF
COMMISSIONERS OF CARROLL COUNTY, MARYLAND MAY CONSIDER
ADVISABLE TO PROMOTE PUBLIC HEALTH, SAFETY, AND WELFARE.**

WHEREAS, The Board of Commissioners of Carroll County, Maryland ("the Board"), has enacted and codified the "Code of Public Local Laws and Ordinances of Carroll County, Maryland"; and

WHEREAS, the Board is authorized under the Local Government Article of the Annotated Code of Maryland to enact and amend ordinances; and

WHEREAS, the Board desires to review existing requirements for retirement villages and retirement homes in light of changing consumer demand, and changes to existing infrastructure in the County to evaluate the suitability and economic, social and environmental risks; and

WHEREAS, to advance the public health and safety, the Board desires to obtain additional information regarding the possible adverse effects of retirement villages and retirement homes proposed have on residential uses, adequate public facilities, and infrastructure; and

WHEREAS, the Planning Commission and Staff need additional time to finalize a recommendation, and the Board of County Commissioners then needs the time to have the required public hearing and possibly adopt a zoning text amendment to address this matter; and

WHEREAS, the Board desires to impose a six (6) month deferral on the final approval of retirement villages and retirement homes in the Freedom Designated Growth Area, to give the Planning Commission and County staff time to study the matter in connection with enactment of

possible legislation on this subject. However, projects submitted on the effective date may continue to be submitted for review and processing to the County but may be subject to any amendments to any portion of the Carroll County Code of Ordinances.

NOW, THEREFORE, BE IT ENACTED by the Board that Title XV Land Use Chapter 158.161.1 – Temporary Deferral on Retirement Villages and Retirement Homes in the Freedom Designated Growth Area is added as follows:

ARTICLE I

Retirement Villages and Retirement Homes – Temporary Deferral

There shall be a temporary deferral on the final approval of all retirement villages and retirement homes in the Freedom Designated Growth Area as defined in § 158.002 of the Code for a period of six (6) months starting with the effective date of this Ordinance 2025. However, such projects submitted as of the effective date of this Ordinance may continue to be reviewed and processed by the County up to but not including final approval but may be subject to any amendments to any zoning, subdivision, or portions of the Carroll County Code of Ordinances made during the deferral period.

ARTICLE II. SEVERABILITY.

Should any provision, section, paragraph, or subparagraph of this ordinance, including any code, or text adopted hereby, be declared null and void, illegal, unconstitutional, or otherwise determined to be unenforceable by a court having jurisdiction; the same shall not affect the validity, legality, or enforceability of any other provision, section, paragraph or subparagraph hereof, including any code or text adopted hereby. Each such provision, section, paragraph, or subparagraph is expressly declared to be and is deemed severable.

ARTICLE III. EFFECTIVE DATE.

This Ordinance shall become effective 12/18, 2025.

ADOPTED 12/18/25

THE COUNTY COMMISSIONERS OF
CARROLL COUNTY, MARYLAND,
a body corporate and politic
of the State of Maryland

ATTEST:



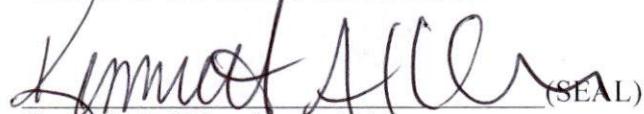
Vivian Daly, County Clerk



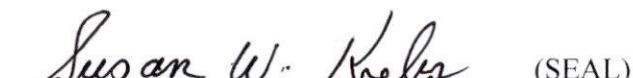
(SEAL)
Joseph A. Vigliotti, President

(SEAL)
Michael R. Guerin, Vice-President

(SEAL)
Thomas S. Gordon III, Commissioner



(SEAL)
Kenneth A. Kiler, Commissioner



(SEAL)
Susan W. Krebs, Commissioner

Approved for legal sufficiency:



Timothy C. Burke, County Attorney