

CITY COUNCIL

READ FILE COVER SHEET

Subject: **Ordinance 1217 concerning Amending Chapter 205 Zoning by Adding New Article XI-A Titled "Silver Housing Communities" (Public Hearing)**

Date: **2/18/2026**

Notice: Any comments made after 5:00 p.m. on the Thursday before the Council Meeting will not be seen in the agenda packet.

Purpose:

- FYI
- Read and Comment as Needed**
- Action Required by March 2, 2026**
- In Confidential File Drawer

Approve:

Johnny Boker Yes No No Comment
Comment: _____

Casi Boyer Yes No No Comment
Comment: _____

Matthew Ellis Yes No No Comment
Comment: _____

Vicki Jones Yes No No Comment
Comment: _____

Jim Ringsaker Yes No No Comment
Comment: _____

Tammy Lynn Schneegas Yes No No Comment
Comment: _____

Note: N/A

CITY COUNCIL
OF
HAVRE DE GRACE, MARYLAND

ORDINANCE NO. 1217

Introduced by _____ Council Member Jones _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND, ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, THE LAND USE ARTICLE SECTION 7-302(B) AND THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SECTIONS 33 AND 34 OF THE HAVRE DE GRACE CITY CHARTER TO AMEND CITY CODE CHAPTER 205 ZONING BY ADDING A NEW ARTICLE XI-A TITLED “SILVER HOUSING COMMUNITIES”

On: February 2, 2026

at: 7:00 p.m.

Ordinance introduced, read first time, ordered posted and public hearing scheduled.

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Ordinance having been published according to the Charter, a public hearing was held on February 17, 2026 at 7:01 p.m., and concluded on February 17, 2026 at 7:10 p.m. and a public hearing is scheduled for March 2, 2026 at 7:00 p.m.

EXPLANATION
Underlining indicates matter added to existing law.
[Bold Brackets] indicate matter deleted from existing law.
Amendments proposed prior to final adoption will be noted on a separate page with line references or by handwritten changes on the draft legislation.

35 **WHEREAS**, the Mayor and City Council of Havre de Grace (“the City”) identify within the
36 **Envision Havre de Grace 2025 Comprehensive Plan** a vision for a "cohesive, human-scaled,
37 people-centered built environment"; and

38 **WHEREAS**, the City, by adopting the 2025 Comprehensive Plan Housing Element (“Housing
39 Element”) recognizes the need to provide housing options that reflect the full range of needs within
40 the City; and

41 **WHEREAS**, the Housing Element identifies "Aging in Place" as a critical priority, defined as
42 staying in one's own home as one gets older, and encourages policies that provide senior-specific
43 housing opportunities; and

44 **WHEREAS**, the Envision 2025 Plan recognizes that a range of housing densities, types, and sizes
45 provides residential options for citizens of all ages and incomes; and

46 **WHEREAS**, the City finds that the creation of a specialized lot type for senior housing supports
47 the Plan’s vision of an "Inclusive Community"; and

48 **WHEREAS**, the City recognizes that "Silver Housing" developments can promote a "Vibrant,
49 Connected Community" by allowing seniors to remain active participants in the local economy
50 and social fabric of Havre de Grace; and

51 **WHEREAS**, the use of Lot Type "S" allows for the "recycle [of] historic neighborhoods and
52 homes" by providing sensitive infill opportunities that maintain the historic scale and natural
53 setting of the City; and

54 **NOW THEREFORE**, it is determined, decided, and ordained by the City Council that a new
55 Article XI-A of City Code 205 Zoning is adopted and approved as follows:

56
57 **ARTICLE XI-A: Silver Housing Communities**

58
59 **§ 205-43.4. Purpose and Intent.**

60
61 The purpose of this Article is to implement the "Aging in Place" visions of the **Envision 2025**
62 **Comprehensive Plan**. This Article establishes zoning standards and a discretionary legal
63 framework to facilitate the development of age-restricted housing (Lot Type S) that meets the
64 needs of senior residents while remaining compatible with the City’s historic scale.

65
66 **§ 205-43.5. Silver Housing Standards.**

67
68 A. **Definitions: SILVER HOUSING** A single-family detached dwelling unit located on a Lot
69 Type S that is designed and constructed to meet the needs of seniors, including at least one
70 “accessible” or “universal design” entrance, and which is subject to the age-restriction
71 requirements set forth under Subparagraph E.

72
73 B. **Permitted Districts:** Silver Housing (Lot Type S) and all associated public utility structures
74 are a Principal Permitted Use in the R, RO, RB, R1, and R2 Districts.

75 C. **Silver Housing Subdivision:** All dwellings constructed on Lot Type S must be operated as
76 "housing for older persons" as defined by the Fair Housing Act. Silver Housing plans will only
77 be considered for subdivisions subject to review and approval under Chapter 173 of the City
78 Code.

79
80 D. **Off-Street Parking:** Notwithstanding the provisions of Chapter 122, Silver Housing on Lot
81 Type S shall provide a minimum of one and a half (1.5) off-street parking spaces per dwelling
82 unit. All other design and surfacing standards of Chapter 122 not related to the quantity of
83 spaces shall remain applicable.

84
85 E. **Age Restricted Community.** Declarations and covenants governing the Silver Housing
86 Subdivision shall be reviewed and approved by the Director of Planning, and shall be recorded
87 in the Land Records of Harford County for each such lot. The Silver Housing Subdivision will
88 be a deed restricted community with declarations and covenants consistent with the Fair
89 Housing Act and consistent with the Harford County school impact fee exemptions. The
90 declarations and covenants must state that the housing is intended for occupancy by persons
91 55 years of age or older, and must provide that at least 80 percent of the housing units in the
92 Silver Housing Subdivision are occupied by persons in that age bracket. The homeowners
93 association established by the declarations and covenants shall provide bylaws or rules and
94 procedures to ensure compliance with the 80 percent requirement, and shall submit an annual
95 verification to the City demonstrating that the 80% threshold is being met in order to maintain
96 the Fair Housing Act exemption. The age-restricted declarations and covenants must also
97 contain a provision that any revocation of the age restrictions requires approval by resolution
98 of the Havre de Grace City Council before such revocation takes effect, and before such
99 revocation is recorded in the Harford County land records.

100
101 F. **Development Rights and Responsibilities Agreement.** The developer of a Silver Housing
102 Community may enter into a Development Rights and Responsibilities Agreement with the
103 City pursuant to Article XIV of this Chapter 205. Such agreement must comply with the age
104 restriction requirements set forth in paragraph E above.

105
106 **AMENDMENTS TO TABLE I (Zoning)**

107
108 **Table I is amended to include the following Lot Type "S" for the R, RO, RB, R1, and R2**
109 **Districts:**

<u>Lot Type</u>	<u>Min. Lot Area</u>	<u>Max. Coverage</u>	<u>Min. Width</u>	<u>Front Setback</u>	<u>Side Setback</u>	<u>Rear Setback</u>	<u>Max. Height</u>
<u>S (Silver)</u>	1,500 sq. ft.	NA	35 ft.	5 ft.	5 ft.	5 ft.	30 ft.

110
111

112 ADOPTED by the City Council of Havre de Grace, Maryland this __ day of _____, 2026.

113
114 SIGNED by the Mayor and attested by the Director of Administration this _____ day of _____,
115 2026.

116
117
118 ATTEST: MAYOR AND CITY COUNCIL
119 OF HAVRE DE GRACE

120
121 _____
122 Christopher Ricci
123 Director of Administration

120
121 _____
122 William T. Martin
123 Mayor

124
125
126 Introduced/First Reading: 2/2/2026
127 Public Hearing: 2/17/2026 & 3/2/2026
128 Second Reading/Adopted:

129
130 Effective Date:

131
132 In accordance with the provisions of the Maryland Ann. Code, Land Use Article, §4-203 and
133 the City Charter requirements, this ordinance shall become effective no earlier than ten days
134 after the close of the public hearing on the Zoning Code amendments set forth herein.

