

BCZR Special Regulations Bill 61-21

§ 441.1. - **Purpose built student housing.**

A. Purpose built student housing shall be permitted in all zones except the following: D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5, R.O.A., R.O., and all R.C. Zones. Purpose built student housing shall not be permitted within the boundary of the Hunt Valley/Timonium Master Plan Area.

B. If located in a D.T., I.M., C.C.C., or C.T. Overlay District, the ground floor of each building shall include retail or office space if the majority of the rest of the street frontage where it is located has ground level office or retail space, unless it can be demonstrated that such use would not be viable. If good faith attempts to lease the space have been unsuccessful, the space may be converted to housing after one year.

C. Purpose built student housing shall be subject to the following additional regulations:

1. Each building or development shall be reviewed by the Design Review Panel (DRP) for context within the community in which it is proposed.

2. All regulations shall apply to both newly constructed units and buildings that are being renovated or converted.

3. All buildings shall have a public or educational institution provided transit stop for transportation to area institutions and storage for other modes of transportation such as bicycles and scooters.

4. A management plan shall be submitted to the department of permits, approvals, and inspections at the time of submission of the development plan and may be reviewed as part of the design review process in addition to being reviewed and approved by the Planning Board.

5. A percentage of units, as determined by the director of the department of permits, approvals, and inspections in conjunction with the design review panel, shall be provided at a below market rate for students receiving a Pell Grant or other need-based financial assistance.

D. Purpose built student housing shall not be considered multi-family housing, or rooming and boarding houses.