

DEFINITIONS FROM ARTICLES 5 & 7

<u>TERM</u>	<u>DEFINITION</u>
<u>Age-Restricted Housing Community</u>	<u>a residential subdivision, townhouse, or multi-family development consisting of 20 or more residential units intended and operated for occupancy by at least one person fifty-five (55) years of age or older per dwelling unit.</u>
<u>Age-Restricted Housing Community Association</u>	<u>Any Maryland non-stock corporation or unincorporated residential association, established in accordance with the Maryland Homeowners Association Act or the Maryland Condominium Act to administer the covenants in an Age-Restricted Housing Community.</u>
<u>Age-Restricted Housing Community Covenants</u>	<u>Those portions of the governing documents of an Association that impose age restrictive requirements.</u>
<u>Age-Qualified Resident</u>	<u>An occupant of a dwelling unit in an Age-Restricted Community who is fifty-five (55) years of age or older who occupies the dwelling unit as his or her primary residence.</u>
<u>Building Restriction Line</u>	The lines established by this Ordinance beyond which the foundation wall and/or enclosed porch, vestibule, <u>deck</u> , or other enclosed portion of a building shall not project or extend. Stoops, entryways or roof overhangs (which do not contain living space), chimneys, and sidewalks, <u>heating and air conditioning units, and patios that are not elevated above ground level</u> are excluded from building restriction line requirements.
<u>Special Resident</u>	<u>An occupant of a dwelling unit in an Age Restricted Community who provides significant services to the Association.</u>
<u>Subdivision, Major</u>	A subdivision that creates six or more lots <u>When the total number of residential lots derived from the Parent Tract (as of June 29, 1967) is six or more. Any division of non-residential land for development purposes and/or</u> requires the creation of any new rights-of-way.
<u>Subdivision, Minor</u>	A subdivision that creates five or fewer lots having frontage on an existing recorded right-of-way which provides legal and adequate access and does not adjoin an existing subdivision <u>When the total number of residential lots derived from the Parent Tract (as of June 29, 1967) has not exceeded five and/or</u> require the creation of any new right-of-way, <u>other than a 30' private lane.</u>
<u>Tract</u>	Property or unit of land subject to an application for a grading or sediment control permit, subdivision approval, project plan approval, or areas subject to this subtitle.