

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council Of Howard County, Maryland

2010 Legislative Session

Legislative Day No. 7

Bill No. 37-2010 (ZRA 127)

Introduced by: The Chairperson at the request of the Marsha S. McLaughlin,
Director, Department of Planning and Zoning

AN ACT amending the Howard County Zoning Regulations to add special hospitals,
psychiatric, as a use permitted as a matter of right in the M-1 (Manufacturing: Light)
District; and generally relating to the Howard County Zoning Regulations.

Introduced and read first time _____, 2010. Ordered posted and hearing scheduled.

By order _____
Stephen LeGendre, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read
for a second time at a public hearing on _____, 2010.

By order _____
Stephen LeGendre, Administrator

This Bill was read the third time on _____, 2010 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Stephen LeGendre, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2010 at ___
a.m./p.m.

By order _____
Stephen LeGendre, Administrator

Approved/Vetoed by the County Executive _____, 2010

Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law;
Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that
2 Subsection B of Section 122 “M-1 (Manufacturing: Light) District” of the Howard
3 County Zoning Regulations is amended to read as follows:

4

5 **Howard County Zoning Regulations.**

6 **Section 122. M-1 (Manufacturing: Light) District.**

7

8 **B. Uses Permitted as a Matter of Right.**

- 9 1. Ambulance services.
- 10 2. Ambulatory health care facilities.
- 11 3. Athletic and recreation facilities, including:
 - 12 a. Bowling alleys, billiard parlors, skating rinks, dance halls and similar
 - 13 uses.
 - 14 b. Miniature golf courses and golf driving ranges.
 - 15 c. Community and commercial swimming pools.
 - 16 d. Athletic fields, tennis clubs, athletic centers, health clubs.
- 17 4. Banks, savings and loan associations, investment companies, credit bureaus,
- 18 brokers and similar financial institutions.
- 19 5. Biomedical laboratories.
- 20 6. Blueprinting, printing, duplicating or engraving services.
- 21 7. Bus terminals.
- 22 8. Carpet and floor covering stores.
- 23 9. Car wash facilities.
- 24 10. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit
- 25 of charitable, social, civic or educational organizations, subject to the
- 26 requirements of Section 128.D.3.
- 27 11. Carpet and rug cleaning.
- 28 12. Catering establishments and banquet facilities.
- 29 13. Child day care centers and nursery schools.
- 30 14. Concert halls.
- 31 15. Conservation areas, including wildlife and forest preserves, environmental
- 32 management areas, reforestation areas, and similar uses.

- 1 32. Manufacture, assembly and service of electronic, communications, computer,
2 medical, scientific, optical, photographic or technical instruments, equipment and
3 components.
- 4 33. Manufacture, processing and assembly of metal products, including products
5 made of sheet metal, wrought iron, light metal mesh, pipe, or wire. This use
6 includes welding, blacksmithing and manufacture of machine components, but
7 does not include large stampings such as motor vehicle fenders and bodies.
- 8 34. Manufacture of mulch.
- 9 35. Manufacture of paint, not employing a boiling or rendering process.
- 10 36. Material recovery facilities - source separated.
- 11 37. Mobile home and modular home sales and rentals, but not including occupancy.
- 12 38. Motor vehicle, construction equipment and farm equipment maintenance, repair
13 and painting facilities, including full body repair and incidental sale of parts.
- 14 39. Motor vehicle, construction equipment and farm equipment sales.
- 15 40. Motor vehicle inspections station.
- 16 41. Motor vehicle towing and storage facility.
- 17 42. Nonprofit clubs, lodges, community halls.
- 18 43. Offices, professional and business.
- 19 44. Pet grooming establishments and daycare, completely enclosed. [Council Bill 70-
20 2007 (ZRA-87) Effective 1/10/08]
- 21 45. Photographic processing plants.
- 22 46. Pizza delivery services and other services for off-site delivery of prepared food.
- 23 47. Printing, lithography, bookbinding or publishing.
- 24 48. Processing and storage of agricultural products, including grain, fruit, vegetables,
25 meat or animal products.
- 26 49. Public utility uses, limited to the following:
- 27 a. Utility substations, provided that all uses are set back at least 50 feet
28 from lot lines.
- 29 b. Above ground pipelines.
- 30 c. Pumping stations and compression stations.
- 31 d. Telecommunication equipment facilities.
- 32 e. Commercial communications antennas.
- 33 f. Commercial communication towers, subject to the requirements of
34 Section 128.E.2. and 128.E.3.

- 1 50. Recycling collection facilities.
- 2 51. Religious activities, structures used primarily for.
- 3 52. Research and development establishments.
- 4 53. Restaurants, carryout.
- 5 54. Restaurants, standard, and beverage establishments, including those serving beer,
6 wine and liquor for consumption on premises only.
- 7 55. Retail centers. Retail centers to serve the employees and users of projects within
8 this zoning district are permitted within projects of at least 200 acres when such
9 centers conform to the requirements set forth below.
- 10 a. Purpose: The purpose of such retail centers is to provide employees and
11 users of development in this zoning district with conveniently located
12 commercial, retail and personal services; to reduce the need for vehicle
13 trips off and onto the site to obtain such services; to provide employees
14 and users with the useable open space and amenities associated with such
15 services (e.g., outdoor eating areas); and to make more efficient use of
16 the site by clustering together related retail, commercial and service
17 activities in retail centers which typically would not exceed 40,000
18 square feet of gross floor area.
- 19 b. Uses permitted by right in such retail centers include any combination of
20 the retail, commercial or service uses permitted by right in this district
21 plus the following uses:
- 22 (1) Newsstand.
- 23 (2) Convenience store.
- 24 (3) Personal service establishments such as barber and beauty shops,
25 opticians, and photographic stores.
- 26 (4) Specialty stores.
- 27 (5) Telegraph offices, express mail, and messenger services.
- 28 (6) Travel bureaus.
- 29 (7) Drug and cosmetic stores.
- 30 c. Minimum requirements and conditions: Retail centers incorporating the
31 uses cited in paragraph b. above shall be permitted within this zoning
32 district when they meet the following conditions:
- 33 (1) Minimum project size shall be 200 gross acres and such projects
34 shall have a continuous internal road system.

- 1 (2) The retail center(s) lot shall not occupy, in the aggregate, more
2 than (2%) of the gross acreage of the project.
- 3 (3) Development of the retail center(s) shall be phased in with the
4 development of permitted uses within the project so that at no
5 time shall the aggregate floor area of the improvements in the
6 retail center(s) exceed ten percent (10%) of the total aggregate
7 floor area of improvements for permitted uses either constructed
8 or being constructed pursuant to approved Site Development
9 Plans.
- 10 (4) Retail center(s) may not be located on a lot that fronts on or
11 abuts any street or highway unless such street or highway is
12 internal to the project. All access to the retail center(s) shall be
13 from interior streets within the project. The distance from any
14 lot line of the retail center lot to the nearest street or highway
15 right-of-way external to the project shall be no less than 500 feet
16 and signage for the center shall not be oriented to such external
17 streets.

18 56. Retail, limited:

19 For any manufacturing plant or warehouse permitted in the M-1 District, retail
20 sales may be permitted, provided that:

- 21 a. The products sold are either manufactured on the site, sold as parts or
22 accessories to products manufactured on the site, or stored or distributed
23 on the site;
- 24 b. Not more than 30 percent of the floor space of the first floor of the main
25 structure may be devoted to the retail sales of articles made, stored or
26 distributed on the premises; and
- 27 c. Any service facilities are limited to the repair and/or service of products
28 manufactured, stored or distributed by the owner or lessee of the site.

29 Nothing herein contained shall be construed to permit the operation of
30 general retail sales businesses.

31 57. Seasonal sales of Christmas trees or other decorative plant materials, subject to
32 the requirements of Section 128.D.4.

33 58. Sawmills.

34 59. School bus, boat and recreational vehicle storage facilities.

- 1 60. Schools, commercial, including driving schools, business schools, trade schools,
- 2 art schools and other commercially operated schools.
- 3 61. Schools, private academic, including colleges and universities.
- 4 62. Self storage facilities.
- 5 63. Sign making shops.
- 6 64. SPECIAL HOSPITALS- PSYCHIATRIC.
- 7 {Renumber subsequent categories accordingly}

8

9 ***Section 2. And Be It Further Enacted** by the County Council of Howard County,*

10 *Maryland, that this Act shall become effective 61 days after its enactment.*