

Introduced \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Council Action \_\_\_\_\_  
Executive Action \_\_\_\_\_  
Effective Date \_\_\_\_\_

## County Council Of Howard County, Maryland

2017 Legislative Session

Legislative Day No. 5

### Bill No. 22-2017 (ZRA 175)

Introduced by: The Chairperson at the request of the County Executive

AN ACT exempting farms in the Rural Conservation Zoning District and farms 20 acres or larger in the Rural Residential Zoning District from Animal Shelter and Riding Academy and Stable setback requirements from dwellings on future new residential lots; and generally relating to the Howard County Zoning Regulations.

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Introduced and read first time \_\_\_\_\_, 2017. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Jessica Feldmark, 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 \_\_\_\_\_, 2017.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

This Bill was read the third time on \_\_\_\_\_, 2017 and Passed \_\_\_\_, Passed with amendments \_\_\_\_\_, Failed \_\_\_\_\_.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_ day of \_\_\_\_\_, 2017 at \_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive \_\_\_\_\_, 2017

\_\_\_\_\_  
Allan H. Kittleman, 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 the  
2 *Howard County Zoning Regulations are amended as follows:*

- 3  
4 1. *By amending Section 128.0.A.4 of the Howard County Zoning Regulations.*  
5  
6 2. *By amending Section 128.0.I.8 of the Howard County Zoning Regulations.*  
7

8 **Howard County Zoning Regulations.**

9 **Section 128.0. Supplementary Zoning District Regulations.**

10  
11 **A. Supplementary Bulk Regulations**

12 The following supplementary regulations shall apply in addition to the requirements  
13 of the applicable zoning districts.

14 4. Animal Shelter Setback Requirements

15 A. Structures used for the housing, boarding, or sheltering of animals, including  
16 but not limited to barns, buildings, hutches, sheds, roofed structures, and  
17 prefabricated moveable animal houses, and any areas used for the storage of  
18 animal excrement, shall comply with the accessory structure setback  
19 requirement for the applicable zoning district.

20 B. In [[addition]]ADDITION, animal shelters measuring larger than 500 square feet  
21 in size shall be located a minimum of 200 feet from any existing dwelling on a  
22 different lot and animal shelters 500 square feet or smaller shall be located a  
23 minimum 100 feet from any existing dwelling on a different lot. [[The  
24 following are exempted from this requirement:]]

25 EXEMPTIONS:

26 [[a]]1. Shelters used for household pets.

27 [[b]]2. Shelters used for residential chicken keeping which comply with the  
28 requirements for such structures as provided in Section 128.0.D.

29 [[c]]3. Apiaries which comply with the requirements as provided in Section  
30 128.0.N.

31 [[d]]4. Structures as defined in Section 103.0.

1 5. ANIMAL SHELTERS ON FARMS IN THE RC DISTRICT OR ON FARMS 20 ACRES  
2 OR LARGER IN THE RR DISTRICT SHALL NOT BE REQUIRED A SETBACK FROM  
3 A DWELLING ON A LOT RECORDED AFTER THE EFFECTIVE DATE OF COUNCIL  
4 BILL NO. \_\_\_\_-2017 (ZRA 175).

5  
6 **I. Permits for Special Farm Uses**

7 8. Riding Academies and Stables

8 Riding Academies and Stables are permitted as an accessory use to farming in the  
9 RC and RR Districts, provided that:

10 a. Adequate areas for horseback riding shall be available on the site. If the  
11 operation will include off-site horseback riding, the petition must indicate the  
12 location of off-site trails and include written permission from the property  
13 owners.

14 b. Minimum required setbacks:

- 15 (1) For an indoor or outdoor riding arena from an existing dwelling on a  
16 different lot .....100 feet  
17 (2) For a stable from an existing dwelling on a different lot .....200 feet

18 PROVIDED, HOWEVER, RIDING ACADEMIES AND STABLES ON FARMS IN THE  
19 RC DISTRICT OR ON FARMS 20 ACRES OR LARGER IN THE RR DISTRICT  
20 SHALL NOT BE REQUIRED A SETBACK FROM A DWELLING ON A LOT  
21 RECORDED AFTER THE EFFECTIVE DATE OF COUNCIL BILL NO. \_\_\_\_-2017  
22 (ZRA 175).

23 The Department of Planning and Zoning may reduce the 200 foot setback  
24 from an existing dwelling on a different lot to a distance no less than 100  
25 feet upon a finding that the setback reduction will not adversely affect  
26 neighboring properties due to visual impact, noise, dust, odors or other  
27 causes.

28 c. The site has a minimum area of five acres.

29 d. Parking areas, driveways and outdoor riding areas will be located and  
30 designed to shield neighboring properties from noise, dust and odors.

31

- 1 **Section 2. And Be It Further Enacted** by the County Council of Howard County,
- 2 *Maryland, that this Act shall become effective 61 days after its enactment.*