

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2017 Legislative Session

Legislative day # 9

BILL NO. 53-2017 (ZRA - 169)

Introduced by: The Chairperson at the request of Warren H. Boyer

AN ACT amending the Howard County Zoning Regulations to establish a new use category of Storage or Use of Trailers, Modular Offices, Shipping Containers, or Refuse Containers; and generally relating to Storage or Use of Trailers, Modular Offices, Shipping Containers, or Refuse Containers.

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 Howard
2 County Zoning Regulations are hereby amended as follows:

3
4 *By Amending*

5
6 *Section 103.0: “Definitions”*
7 *Letters “C.,” “M.,” and “S.”*

8
9 *Section 122.0 “M-1 (Manufacturing: Light) District*
10 *Subsection C. Accessory Uses*

11
12 *Section 123.0 “M-2 (Manufacturing: Heavy) District*
13 *Subsection C. Accessory Uses*

14
15 *Section 128.0: “Supplementary Zoning District Regulations”*
16 *Subsection D. “Temporary, Seasonal and Other Uses”*

17
18 *By Renumbering*

19 *Section 128.0: “Supplementary Zoning District Regulations”*
20 *Subsection D. “Temporary, Seasonal and Other Uses”*

21
22 *By Adding*

23 *Section 131.0: “Conditional Uses”*
24 *Subsection O. “New Conditional Use Categories”*
25 *Number 4. “Storage or Use of Trailers, Modular Offices, Shipping Containers, or Refuse*
26 *Containers.”*
27

28
29 **Howard County Zoning Regulations**

30
31 **SECTION 103.0: DEFINITIONS**

32 **C.**

33
34 **Commercial Vehicle:** Every motor vehicle and trailer licensed by the State, designed or used for
35 transporting goods or equipment in the furtherance of any commercial enterprise; a motor vehicle that
36 is designed and used to carry people for compensation, including school buses but excluding taxicabs.
37 [[Commercial vehicles, including trailers, box trailers and cargo containers, may not be used as a
38 shelter for on-site storage.]]

1 **M.**

2 Motor Vehicle: Any self-propelled vehicle or trailer that is not operated on rails and which if designed
3 to be driven, towed or used on a public street or highway would be required by the Maryland Vehicle
4 Law to be registered and licensed. [[Motor vehicles, including trailers, box trailers and cargo
5 containers may not be used as a shelter for on-site storage.]]

6 **S.**

7
8 SHIPPING CONTAINER: AN INTERMODAL CONTAINER OR SIMILAR BOXLIKE CONTAINER DESIGNED
9 AND BUILT FOR THE PURPOSE OF FREIGHT TRANSPORT.

10
11 STORAGE BUILDING, ACCESSORY: A PREFABRICATED OR SITE-CONSTRUCTED BUILDING BUILT FOR
12 STORAGE PURPOSES AND USED FOR THE ACCESSORY STORAGE OF ITEMS AND MATERIALS FOR A
13 PRINCIPAL USE.

14
15
16 **SECTION 122.0 “M-1 (MANUFACTURING: LIGHT) DISTRICT**

17
18 **C. Accessory Uses**

19
20 7. ACCESSORY STORAGE BUILDINGS AND SHIPPING CONTAINERS, AS ACCESSORY
21 STORAGE STRUCTURES, SUBJECT TO THE REQUIREMENTS IN SECTION 128.0.

22
23
24 **SECTION 123.0 “M-2 (MANUFACTURING: HEAVY) DISTRICT**

25
26 **C. Accessory Uses**

27
28 7. ACCESSORY STORAGE BUILDINGS AND SHIPPING CONTAINERS, AS ACCESSORY
29 STORAGE STRUCTURES, SUBJECT TO THE REQUIREMENTS IN SECTION 128.0.

1 **SECTION 128.0: SUPPLEMENTARY ZONING DISTRICT REGULATIONS**
2

3 **D. Temporary, Seasonal and Other Uses**

4 3. ACCESSORY STORAGE BUILDINGS AND OTHER ACCESSORY STORAGE
5 STRUCTURES.

6 A. EXCEPT AS PROVIDED BELOW, OR OTHERWISE PROVIDED IN THE
7 REGULATIONS, ONLY ACCESSORY STORAGE BUILDINGS ARE
8 PERMITTED TO BE USED AS SHELTERS FOR ACCESSORY STORAGE
9 PURPOSES, AND CONVERTED OR REPURPOSED STRUCTURES SUCH AS
10 SHIPPING CONTAINERS OR TRAILERS SHALL NOT BE USED FOR
11 ACCESSORY STORAGE.

12 B. IN THE M-1 AND M-2 DISTRICTS, BUT NOT IN OTHER DISTRICTS THAT
13 PERMIT M-1 USES, THE USE OF SHIPPING CONTAINERS AS ACCESSORY
14 STORAGE STRUCTURES MAY BE PERMITTED IF GRANTED ZONING
15 PERMIT APPROVAL BASED UPON COMPLIANCE WITH THE FOLLOWING
16 CRITERIA:

17 (1) THE SHIPPING CONTAINERS SHALL NOT BE LOCATED IN THE
18 SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY.

19 (2) THE SHIPPING CONTAINERS SHALL BE LOCATED OR SCREENED
20 SO THAT THEY ARE NOT VISIBLE FROM THE PUBLIC STREET
21 RIGHT-OF-WAY OR FROM ANY EXISTING RESIDENTIAL USES IN
22 THE VICINITY.

23 C. IN THE RC, RR, AND R-ED DISTRICTS, THE USE OF STORAGE BINS,
24 SHIPPING CONTAINERS, TRAILERS AND SIMILAR STORAGE FACILITIES
25 MAY BE PERMITTED AS ACCESSORY STORAGE STRUCTURES TO A
26 PRINCIPAL FARMING USE.

