Introduced	
Public hearing_	
Council action	
Executive action_	
Effective date	

County Council of Howard County, Maryland

2017 Legislative Session

Legislative day # 9

BILL NO. <u>53–2017 (ZRA – 169)</u>

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, 20	17. Ordered post	ed and hearing scheduled.
	By order_	Jessica Feldmark, Administrator
		Jessica Feldmark, Administrator
Having been posted and notice of time & place of hearing & second time at a public hearing on		ng been published according to Charter, the Bill was read for a
	By order _	
	_	Jessica Feldmark, Administrator
This Bill was read the third time on, 2017 an	nd Passed, Pas	sed with amendments, Failed
	By order	
	, <u>-</u>	Jessica Feldmark, Administrator
Sealed with the County Seal and presented to the County Ex	xecutive for appro	eval thisday of, 2017 at a.m./p.m.
	By order _	Jessica Feldmark, Administrator
		Jessica Feidmark, 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 26	Number 4. "Storage or Use of Trailers, Modular Offices, Shipping Containers, or Refuse Containers."
27	
28	Hamand County Zoning Deculations
29	Howard County Zoning Regulations
30	CECTION 102 0. DEFINITIONS
31	SECTION 103.0: DEFINITIONS C.
32	C.
33 34	Commercial Vahieles Every meter vahiele and trailer licensed by the State designed or used for
34 35	<u>Commercial Vehicle</u> : Every motor vehicle and trailer licensed by the State, designed or used for transporting goods or equipment in the furtherance of any commercial enterprise; a motor vehicle that
35 36	is designed and used to carry people for compensation, including school buses but excluding taxicabs
30 37	[[Commercial vehicles, including trailers, box trailers and cargo containers, may not be used as a
38	shelter for on-site storage.]]
50	bhotter for on bite brotage.]]

2	Mot	or Vehic	le: 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	cont	ainers m	ay not be used as a shelter for on-site storage.]]			
6		S.				
7						
8	SHIP	PING CO	ONTAINER: AN INTERMODAL CONTAINER OR SIMILAR BOXLIKE CONTAINER DESIGNED			
9	AND	BUILT FO	OR THE PURPOSE OF FREIGHT TRANSPORT.			
10						
11	STO	RAGE BU	ILDING, ACCESSORY: A PREFABRICATED OR SITE-CONSTRUCTED BUILDING BUILT FOR			
12	STOI	RAGE PUI	RPOSES AND USED FOR THE ACCESSORY STORAGE OF ITEMS AND MATERIALS FOR A			
13	PRIN	CIPAL US	SE.			
14 15						
16			SECTION 122.0 "M-1 (MANUFACTURING: LIGHT) DISTRICT			
17						
18	C.	Access	sory 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.	Access	sory Uses			
27						
28		7.	ACCESSORY STORAGE BUILDINGS AND SHIPPING CONTAINERS, AS ACCESSORY			
29			STORAGE STRUCTURES, SUBJECT TO THE REQUIREMENTS IN SECTION 128.0.			
30						
31						
32						
33						
34						
35						

M.

1		SECTIO	N 128.0:	SUPP	LEMENTARY ZONING DISTRICT REGULATIONS
2					
3	D.	Temporary,	, Seasor	nal and	l Other Uses
4		3.	ACCESS	SORY ST	ORAGE BUILDINGS AND OTHER ACCESSORY STORAGE
5			STRUCT	TURES.	
6			A.	EXCEP	T AS PROVIDED BELOW, OR OTHERWISE PROVIDED IN THE
7				REGUL	ATIONS, ONLY ACCESSORY STORAGE BUILDINGS ARE
8				PERMI	TTED TO BE USED AS SHELTERS FOR ACCESSORY STORAGE
9				PURPO	SES, AND CONVERTED OR REPURPOSED STRUCTURES SUCH AS
10				SHIPPI	NG CONTAINERS OR TRAILERS SHALL NOT BE USED FOR
11				ACCES	SORY STORAGE.
12			В.	IN THE	EM-1 AND M-2 DISTRICTS, BUT NOT IN OTHER DISTRICTS THAT
13				PERMI	T M-1 USES, THE USE OF SHIPPING CONTAINERS AS ACCESSORY
14				STORA	GE STRUCTURES MAY BE PERMITTED IF GRANTED ZONING
15				PERMI'	T APPROVAL BASED UPON COMPLIANCE WITH THE FOLLOWING
16				CRITE	RIA:
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				(2)	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,
23 24			C.		NG CONTAINERS, TRAILERS AND SIMILAR STORAGE FACILITIES
25					DE PERMITTED AS ACCESSORY STORAGE STRUCTURES TO A
26					IPAL FARMING USE.
				11111101	
27					
28					
29					
30					
31					
32					
33					

1				SECTION 131.0: - Conditional Uses			
2	O.	O. New Conditional Use Categories					
4		Comp	oletely 1	new Conditional Use categories established after the effective date of the current			
5		Zonin	ıg Regu	alations are listed below along with the zoning districts in which the Conditional			
6	Use category is permitted and the specific criteria required for approval.						
7 8		4.		RAGE OR USE OF TRAILERS, MODULAR OFFICES, SHIPPING CONTAINERS, OR USE CONTAINERS.			
9			A Co	ONDITIONAL USE, OR AN ENLARGEMENT OR ALTERATION OF AN EXISTING			
10			Con	DITIONAL USE, MAY BE GRANTED FOR THE STORAGE OR USE OF TRAILERS,			
11	MODULAR OFFICES, SHIPPING CONTAINERS, OR REFUSE CONTAINERS IN THE RC OR RR						
12	DISTRICTS, PROVIDED THAT:						
13							
14 15			Α.	THE USE IS LOCATED ON A LOT OR PARCEL THAT IS THREE ACRES OR LARGER.			
16			В.	THE USE SHALL BE SCREENED AND NOT VISIBLE FROM ADJOINING PROPERTY			
17				LINES OR FROM THE PUBLIC STREET RIGHT-OF-WAY.			
18							
19			C.	THE USE SHALL COMPLY WITH THE STRUCTURE AND USE SETBACKS.			
20							
21							
22 23	Secti	on 2. B	e it fur	ther enacted by the County Council of Howard County, Maryland, that			
24	Section	on 128.	0.D of	the County Zoning Regulations are hereby renumbered accordingly.			
25							
26	Section	on 3. Be	it furth	ner enacted by the County Council of Howard County, Maryland, that the			
27	publisher of the Howard County Zoning Regulations is authorized hereby to amend the Conditional						
28	Uses and Permissible Zoning Districts chart attached to Section 131 of the Zoning Regulations in						
29	order to reflect the substantive changes made by this Act.						
30							
31	Section	on 4. Be	it furth	ner enacted by the County Council of Howard County, Maryland, that this Act			
32	shall	become	effectiv	e 61 days after its enactment.			