

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

County Council of Howard County, Maryland

2017 Legislative Session

Legislative day # 10

BILL NO. 59 – 2017 (ZRA – 181)

Introduced by: Jon Weinstein

AN ACT amending the Howard County Zoning Regulations Conditional Use section to allow Country Inns in the Residential Village Housing (R-VH) Zoning District, under certain conditions; and generally relating to Country Inns.

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 131.0: "Conditional Uses"*

7 *Subsection N. "Conditional Uses and Permissible Zoning Districts"*

8 *Number 17. "Country Inns"*

9
10 **Howard County Zoning Regulations**

11
12 **SECTION 131.0: - Conditional Uses**

13
14 **N. Conditional Uses and Permissible Zoning Districts**

15 The Hearing Authority may grant Conditional Uses in the specified districts in
16 accordance with the following minimum criteria.

17 **17. Country Inn**

18 A Conditional Use may be granted in the RC and RR Districts, on properties
19 that are not ALPP purchased or dedicated easement properties, and in the R-
20 ED, R-20, R-12, [[and]] R-SC, AND R-VH Districts for the conversion of an
21 historic structure to a country inn, provided that:

- 22 a. The building is a historic structure as defined in these Regulations;
- 23 b. Principal and accessory uses shall be identified on the site plan submitted
24 with the application. Accessory uses, not including outdoor recreational areas
25 for use by guests of the inn, shall be limited to an area no greater than 25%
26 of the total floor area of all buildings;
- 27 c. The minimum lot size shall be 5 acres in the RC and RR districts, [[and]] 3
28 acres in the R-ED, R-20, R-12, and R-SC Districts[[]], AND AT LEAST 1 ACRE
29 IN THE R-VH DISTRICT. THE HEARING AUTHORITY MAY REDUCE THE 1 ACRE
30 MINIMUM LOT SIZE REQUIREMENT FOR STRUCTURES IN THE R-VH TO ¾ OF AN
31 ACRE IF THE HEARING AUTHORITY FINDS THAT THE USE WILL STILL BE
32 COMPATIBLE IN SCALE AND CHARACTER WITH THE RESIDENTIAL USES IN THE
33 VICINITY WITH THE REDUCED LOT SIZE.

1 If a public restaurant is part of the country inn, the minimum lot size shall be
2 10 acres in the RC and RR Districts, and 5 acres in the R-ED, R-20, R-12 and
3 R-SC Districts. REGARDLESS OF THE LOT SIZE, A COUNTRY INN IN THE R-VH
4 DISTRICT SHALL NOT INCLUDE A PUBLIC RESTAURANT.

- 5 d. Extension or enlargement of the principal historical structure and all
6 accessory structures may not exceed 50% of the gross floor area of each
7 individual building above that which existed on February 8, 1982, when the
8 category for country inns was added to these Regulations.
- 9 e. Exterior alterations to the historic structure shall be architecturally
10 compatible with the historic structure as determined by the Historic District
11 Commission, prior to the approval of the Conditional Use.
- 12 f. Outdoor uses, including loading and refuse storage areas and outdoor
13 reception or restaurant areas, will be located and designed to shield residential
14 property from noise or nuisance and screened from adjacent residential
15 properties.
- 16 g. For properties not served by public water and/or sewer, the petitioner shall
17 demonstrate that the well and/or septic facilities will be sufficient to serve the
18 facility.
- 19 h. Proposals for a use with a public restaurant shall include a traffic study.
- 20 i. An existing Country Inn use approved prior to October 6, 2013, Shall be
21 considered conforming under the conditions of the original approval.
22 Enlargements and/or extensions to this previously approved Country Inn
23 shall not be subject to Section C above.

24 ***Section 2. Be it further enacted*** by the County Council of Howard County, Maryland, that the
25 publisher of the Howard County Zoning Regulations is authorized hereby to amend the Conditional
26 Uses and Permissible Zoning Districts chart attached to Section 131 of the Zoning Regulations in
27 order to reflect the substantive changes made by this Act.

28
29 ***Section 3. Be it further enacted*** by the County Council of Howard County, Maryland, that this Act
30 shall become effective 61 days after its enactment.