

Amendment 1 to Council Bill No. 53-2017

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Legislative Day No. 12

Date: September 5, 2017

Amendment No. 1

(This amendment provides for the accessory use in additional districts, amends a definition, and amends the supplementary zoning district regulations.)

1 On page 1, at line 8, insert:

2 “Section 104.0: - RC (Rural Conservation) District

3 Subsection C. Accessory Uses

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5 Section 105.0: - RR (Rural Residential) District

6 Subsection C. Accessory Uses

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8 Section 107.0: R-ED (Residential Environmental Development) District

9 Subsection C. Accessory Uses

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11 Section 118.0: - B-1 (Business Local) District

12 Subsection C. Accessory Uses

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14 Subsection 119.0: - B-2 (Business General) District

15 Subsection C. Accessory Uses”.

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On page 2, strike line 9 in its entirety and substitute: “AND BUILT FOR TRANSPORTING FREIGHT OR SIMILAR ITEMS.”.

Also on page 2, after line 14 insert:

“Section 104.0: - RC (Rural Conservation) District

C. Accessory Uses

25. ACCESSORY STORAGE BUILDINGS AND SHIPPING CONTAINERS, AS ACCESSORY STORAGE STRUCTURES, SUBJECT TO THE REQUIREMENTS IN SECTION 128.0.D.

Section 105.0: - RR (Rural Residential) District

C. Accessory Uses

24. ACCESSORY STORAGE BUILDINGS AND SHIPPING CONTAINERS, AS ACCESSORY STORAGE STRUCTURES, SUBJECT TO THE REQUIREMENTS IN SECTION 128.0.D.

Section 107.0: R-ED (Residential Environmental Development) District

C. Accessory Uses

17. ACCESSORY STORAGE BUILDINGS AND SHIPPING CONTAINER, AS ACCESSORY STORAGE STRUCTURES, SUBJECT TO THE REQUIREMENTS IN SECTION 128.0.D.

Section 118.0: - B-1 (Business: Local) District

1 C. Accessory Uses

2 8. ACCESSORY STORAGE BUILDINGS AND SHIPPING CONTAINERS, AS ACCESSORY
3 STORAGE STRUCTURES, SUBJECT TO THE REQUIREMENTS IN SECTION 128.0.D.

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5 Section 119.0: - B-2 (Business: General) District

6 C. Accessory Uses

7 8. ACCESSORY STORAGE BUILDINGS AND SHIPPING CONTAINERS, AS ACCESSORY
8 STORAGE STRUCTURES, SUBJECT TO THE REQUIREMENTS IN SECTION 128.0.D.”.

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10 On page 2, at the end of line 21 and at the end of line 29, in each case, insert before the final
11 period “.D”.

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13 On page 3, after line 2, insert:

14 “A. Supplementary Bulk Regulations

15 12. Regulations for detached accessory structures on residentially zoned lots
16 developed with single-family detached dwellings

17 a. Size restrictions

18 (1) The maximum cumulative lot coverage permitted for all of the
19 accessory structures located on any given residential lot developed
20 with a single-family detached dwelling is:

1 (a) 600 square feet for a lot in the planned public water and sewer
2 service area.

3 (b) 1,200 square feet for a lot in the RC or RR district which is 2
4 acres or less

5 (c) 2,200 square feet for a lot in the RC or RR district which is
6 greater than 2 acres.

7 (2) The cumulative lot coverage restrictions cited above shall apply to
8 all accessory structures on any residentially zoned lot developed
9 with a single-family detached dwelling, excepting only legitimate
10 farm buildings located on properties meeting the definition of
11 "farm", SHIPPING CONTAINERS USED AS ACCESSORY STORAGE
12 STRUCTURES, and swimming pools. Farm structures, SHIPPING
13 CONTAINERS USED AS ACCESSORY STORAGE STRUCTURES, and
14 swimming pools are not subject to size restrictions; however, they
15 must be subordinate and incidental to the principal use.

16 b. Restrictions for accessory structures

17 Full baths, full kitchens, residential habitation and commercial uses are not
18 permitted in accessory structures.”

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20 Also on page 3, strike lines 12 through 22 in their entirety and substitute:

21 “B. THE DEPARTMENT OF PLANNING AND ZONING MAY APPROVE A PERMIT FOR THE
22 USE OF A SHIPPING CONTAINER AS AN ACCESSORY STORAGE STRUCTURE ONLY IN
23 THE ZONING DISTRICTS LISTED UNDER 128.0.D.3.B.2.A, B, AND C BELOW UNLESS
24 OTHERWISE PERMITTED UNDER 128.0.D.3.D BELOW.

1 1. GENERAL CRITERIA

2 A. SHIPPING CONTAINERS SHALL NOT BE LOCATED IN AN AREA
3 REQUIRED BY SITE FEATURES SUCH AS: PARKING, LANDSCAPING,
4 STORMWATER MANAGEMENT, FIRE LANES, OPEN SPACE, OR SIMILAR
5 REQUIREMENTS..

6 B. STACKING OF SHIPPING CONTAINERS IS PROHIBITED.

7 C. THE STORAGE OF MATERIAL DESIGNATED AS HIGH HAZARD IN
8 THE INTERNATIONAL BUILDING CODE IS NOT PERMITTED. THE
9 DEPARTMENT OF LICENSES AND PERMITS SHALL REVIEW AND
10 APPROVE ALL PERMIT REQUEST FOR COMPLIANCE WITH THIS
11 CONDITION.

12 D. SHIPPING CONTAINERS SHALL COMPLY WITH ALL BULK
13 REGULATIONS FOR THE ZONING DISTRICT.

14 2. ZONING DISTRICT CRITERIA

15 A. IN THE M-1 AND M-2 DISTRICTS, BUT NOT IN OTHER DISTRICTS
16 THAT REFERENCE M-1 FOR PERMITTED USES:

17 I. THE SHIPPING CONTAINERS SHALL BE LOCATED OR
18 SCREENED SO THAT THEY ARE NOT VISIBLE FROM THE
19 PUBLIC STREET RIGHT-OF-WAY OR FROM ANY EXISTING
20 RESIDENTIAL USES IN THE VICINITY.

21 B. IN THE B-1 AND B-2 DISTRICTS BETWEEN NORTH AVENUE AND
22 SOUTH ALLEY, BEGINNING AT THE CENTER LINE OF MD 94 AND
23 EXTENDING 1850 FEET TO THE EAST ON THE NORTH SIDE OF MD 144;
24 EXTENDING 1,350 FEET TO THE EAST ON THE SOUTH SIDE OF MD

1 144; AND EXTENDING 225 FEET TO THE WEST ON THE SOUTH SIDE OF
2 MD 144:

3 I. FOR PROPERTIES THAT FRONT A PUBLIC RIGHT-OF-WAY,
4 SHIPPING CONTAINERS SHALL BE LOCATED BEHIND THE
5 FRONT FAÇADE OF THE PRINCIPAL STRUCTURE.

6 II. THE NUMBER OF SHIPPING CONTAINERS PER LOT SHALL
7 NOT EXCEED TWO IN B-1 AND THREE IN B-2.

8 C. IN THE RC AND RR DISTRICTS, EXCLUDING FARMS:

9 I. THE MINIMUM LOT SIZE SHALL BE 5 ACRES.

10 II. SHIPPING CONTAINERS SHALL BE SCREENED FROM THE
11 PUBLIC RIGHT OF WAY OR ADJACENT RESIDENTIAL
12 DWELLINGS BY ANY COMBINATION OF STRUCTURAL,
13 TOPOGRAPHICAL OR VEGETATIVE MEANS.

14 III. THE NUMBER OF SHIPPING CONTAINERS ALLOWED PER
15 LOT SHALL NOT EXCEED TWO.”.

16 Also on page 3, at line 23, strike “C.” and substitute “D.”.

17 On page 4, in line 7, after “OFFICES,” insert “OFFICE TRAILERS.”.