

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

County Council of Howard County, Maryland

2017 Legislative Session

Legislative day # 14

BILL NO. 80– 2017 (ZRA – 178)

Introduced by: The Chairperson
at the request of
K2 Properties, LLC

AN ACT amending the Howard County Zoning Regulations to permit hotels, motels, country inns and conference center as a matter of right in the B-1 zoning district and amend the definition of “Hotel or Motel” to allow for extended stays, up to six months, under certain circumstances; and generally relating to hotels, motels, country inns and conference centers.

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 Section 103.0: "Definitions"

6 Letter H. "Hotel or Motel"

7 and

8 By Adding:

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

10 Subsection B. "Uses Permitted as a Matter of Right"

11 Number 29. "Hotels, motels, country inns and conference centers"

12
13
14 **HOWARD COUNTY ZONING REGULATIONS**

15
16 **SECTION 103.0: Definitions**

17
18 **H**

19 Hotel or Motel: Any building or portion thereof or group of buildings containing guest rooms in
20 which, for compensation, lodging is provided to transient guests on a daily, weekly, [[or similar
21 short term basis]] OR MONTHLY BASIS, NOT TO EXCEED SIX MONTHS.

22
23 **SECTION 118.0: B-1 (Business: Local) District**

24
25 **B. Uses Permitted as a Matter of Right**

- 26
27 1. Adult book or video stores, subject to the requirements of Section 128.0.H
28 2. Ambulatory health care facilities.
29 3. Animal hospitals, completely enclosed.
30 4. Antique shops, art galleries, craft shops.
31 5. Bakeries, provided all goods baked on the premises shall be sold at retail from the
32 premises.
33 6. Banks, savings and loan associations, investment companies, credit unions, brokers,
34 and similar financial institutions.
35 7. Bicycle repair shops.

- 1 8. Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet
2 of net floor area.
- 3 9. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of
4 charitable, social, civic or educational organizations, subject to the requirements of
5 Section 128.0.D.
- 6 10. Carpet and floor covering stores.
- 7 11. Catering establishments and banquet facilities.
- 8 12. Child day care centers and nursery schools.
- 9 13. Clothing and apparel stores with goods for sale or rent.
- 10 14. Commercial communication antennas.
- 11 15. Commercial communication towers with a height of less than 200 feet measured
12 from ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
- 13 16. Conservation areas, including wildlife and forest preserves, environmental
14 management areas, reforestation areas, and similar uses.
- 15 17. Convenience stores.
- 16 18. Convents and monasteries used for residential purposes.
- 17 19. Day treatment or care facilities.
- 18 20. Drug and cosmetic stores.
- 19 21. Farmers markets and farm produce stands.
- 20 22. Farming, provided that on a residential lot or parcel of less than 40,000 square feet
21 no livestock shall be permitted. However, residential chicken keeping is allowed as
22 noted in Section 128.0.
- 23 23. Food stores.
- 24 24. Funeral homes and mortuaries.
- 25 25. Furniture, appliance and business machine repair, furniture upholstery, and
26 similar services.
- 27 26. Government structures, facilities and uses, including public schools and colleges.
- 28 27. Hardware stores.
- 29 28. Home improvement stores including, but not limited to, the following: electrical
30 supplies, glass, garden supplies, hardware, plumbing supplies, wallpaper, and
31 building materials and supplies related to home improvements, provided such
32 building materials and supplies are enclosed in a building.

1 29. HOTELS, MOTELS, COUNTRY INNS AND CONFERENCE CENTERS, ON PARCELS AT LEAST
2 1.5 ACRES IN AREA.

3 [[29]]30. Laundry and/or dry cleaning establishments, except that pickup and delivery
4 services shall not be provided.

5

6 *Section 2. Be it further enacted by the County Council of Howard County, Maryland, that items 29*
7 *through 53 of the Section 118.0 B of the Zoning Regulations are hereby renumbered to be items 30*
8 *through 54, respectively.*

9

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

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