

Introduced 11/6/17  
Public hearing 11/20/17  
Council action 3/5/18  
Executive action 3/12/18  
Effective date 5/12/18

## 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~~ three months, under certain circumstances; and generally relating to hotels, motels, country inns and conference centers.

Introduced and read first time November 6, 2017. Ordered posted and hearing scheduled.

By order Jessica Feldmark  
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 November 20, 2017.

Tabled 12/4/17  
Extended & tabled 1/2/18  
Extended & tabled 2/5/18

By order Jessica Feldmark  
Jessica Feldmark, Administrator

This Bill was read the third time on March 5, 2018 and Passed   , Passed with amendments    , Failed   .

By order Jessica Feldmark  
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 8<sup>th</sup> day of March, 2018 at 4 a.m./p.m.

By order Jessica Feldmark  
Jessica Feldmark, Administrator

Approved Vetoed by the County Executive March 12, 2017- 2018

Allan H. Kittleman  
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~~ THREE MONTHS. AS USED HEREIN, THE  
22 TERM "HOTEL OR MOTEL" SHALL NOT INCLUDE DWELLING UNITS OF, OR HOUSING FOR, A RESIDENT  
23 FAMILY.

24  
25 **SECTION 118.0: B-1 (Business: Local) District**

26  
27 **B. Uses Permitted as a Matter of Right**

- 28
- 29 1. Adult book or video stores, subject to the requirements of Section 128.0.H
  - 30 2. Ambulatory health care facilities.
  - 31 3. Animal hospitals, completely enclosed.
  - 32 4. Antique shops, art galleries, craft shops.
  - 33 5. Bakeries, provided all goods baked on the premises shall be sold at retail from the
  - 34 premises.

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

1 building materials and supplies related to home improvements, provided such  
2 building materials and supplies are enclosed in a building.

3 29. HOTELS, MOTELS, COUNTRY INNS AND CONFERENCE CENTERS, ON PARCELS AT LEAST  
4 1.5 ACRES IN AREA.

5 [[29]]30. Laundry and/or dry cleaning establishments, except that pickup and delivery  
6 services shall not be provided.

7

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

11

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

14

15

16

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on March 12, 2018.

  
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jessica Feldmark, Administrator to the County Council

Amendment 1 to Council Bill 80-2017

BY: Jennifer Terrasa

Legislative Day No: 3  
Date: 3/5/18

Amendment No. 1

1 (This amendment would limit the definition of "Hotel or Motel" to exclude residential uses.)  
2  
3

4

On the title page, in line 3 of the title, strike "six", and substitute "three".

5

6

On page 1, in line 21, strike "SIX", and substitute "THREE".

7

8

On page 1, in line 21, immediately following the period, insert the following:

9

"AS USED HEREIN, THE TERM "HOTEL OR MOTEL" SHALL NOT INCLUDE DWELLING

10

UNITS OF, OR HOUSING FOR, A RESIDENT FAMILY."

11

12

ADOPTED 3/5/18

FAILED \_\_\_\_\_

SIGNATURE Jessica Feldmark