

Introduced 3-1-2021  
Public hearing 3-15-2021  
Council action 4-5-2021  
Executive action \_\_\_\_\_  
Effective date \_\_\_\_\_

## County Council of Howard County, Maryland

2021 Legislative Session

Legislative day # 5

### BILL NO. 21- 2021 (ZRA - 196)

**Introduced by:** The Chair  
at the request of Kimberly Kepnes

**AN ACT** amending the Howard County Zoning Regulations to add certain uses permitted as a matter of right in HO (Historic: Office) zoning districts.

Introduced and read first time March 1, 2021. Ordered posted and hearing scheduled.

By order Michelle Hesser  
Theodore Wimberly, 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 March 15, 2021.

By order Michelle Hesser  
Theodore Wimberly, Administrator

This Bill was read the third time on April 5, 2021 and Passed \_\_\_\_, Passed with amendments \_\_\_\_, Failed \_\_\_\_. Withdrawn ✓

By order Michelle Hesser  
Theodore Wimberly, Administrator

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Theodore Wimberly, Administrator

Approved/Vetoed by the County Executive \_\_\_\_\_, 2021

\_\_\_\_\_  
Calvin Ball, 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.

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1 **Section 1. Be it enacted** by the County Council of Howard County, Maryland, that the  
2 Howard County Zoning Regulations are hereby amended as follows:

3

4 *By Amending:*

5 *Section 114.2: "HO (Historic: Office)"*

6 *Subsection B. "Uses Permitted as a Matter of Right"*

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8

## HOWARD COUNTY ZONING REGULATIONS

9

### SECTION 114.2: HO (Historic: Office)

#### 10 **Section 114.2**

11

#### 12 **B. Uses Permitted as a Matter of Right**

- 13 1. Single-family attached dwelling units.
- 14 2. Single-family detached dwelling units.
- 15 3. Apartment units, only in existing historic structures.
- 16 4. Banks, savings and loan associations, investment companies, credit unions,  
17 brokers and similar financial institutions.
- 18 5. Blueprinting, printing, duplicating or engraving services limited to 2,000 square  
19 feet of net floor area.
- 20 6. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit  
21 of charitable, social, civic or educational organizations, subject to the  
22 requirements of Section 128.0.D.
- 23 7. Conference centers and bed and breakfast inns.
- 24 8. Conservation areas, including wildlife and forest preserves, environmental  
25 management areas, reforestation areas, and similar uses.
- 26 9. Convents and monasteries used for residential purposes.
- 27 10. COUNTRY INN.
- 28 [[10.]]11. Funeral homes and mortuaries.
- 29 [[11.]]12. Government structures, facilities and uses, including public schools and  
30 colleges.
- 31 [[12.]]13. Museums and libraries.
- 32 [[13.]]14. Nonprofit clubs, lodges and community halls.
- 33 [[14.]]15. Offices, professional and business.
- 34 16. PERSONAL SERVICE ESTABLISHMENTS.

- 1           [[15.]]17. Religious facilities, structures, and land used primarily for religious
- 2                   activities.
- 3           [[16.]]18. Service agencies.
- 4           [[17.]]19. Seasonal sales of Christmas trees or other decorative plant materials,
- 5                   subject to the requirements of Section 128.0.D.
- 6           [[18.]]20. Schools, commercial.
- 7           21. SPECIALTY STORES.
- 8           [[19.]]22. Underground pipelines; underground electric transmission and
- 9                   distribution lines; underground telephone, telegraph and CATV lines; mobile
- 10                  transformer units; telephone equipment boxes; and other, similar public utility
- 11                  uses not requiring a Conditional Use.
- 12           [[20.]]23. Volunteer fire departments.

13

14    ***Section 2. Be it further enacted by the County Council of Howard County, Maryland, that this***  
15    *Act shall become effective 61 days after its enactment.*

Amendment No. 1 to Council Bill No. 21-2021

BY: Liz Walsh

Legislative Day 6

Date: April 5, 2021

Amendment No. 1

*(This amendment prohibits an increase in the net square footage of impervious surface on a property in the HO (Historic: Office) zoning district due to a change of the principal use of the property.)*

1 On the title page, after “districts”, insert “; and prohibiting an increase in the net square footage  
2 of impervious surface existing on a certain property due to a change of the principal use  
3 of the property;”.

4  
5 On page 2, in line 7, insert:

6 “By adding:

7 Section 114.2: “HO (Historic: Office)”

8 Subsection G. Increase in Net Square Footage of Impervious Surface Due to a Change of  
9 the Principal Use of the Property Prohibited”.

10  
11 On page 3, in line 13, insert:

12 “G. INCREASE IN NET SQUARE FOOTAGE OF IMPERVIOUS SURFACE DUE TO A CHANGE OF THE  
13 PRINCIPAL USE OF THE PROPERTY PROHIBITED.

14 THERE SHALL BE NO INCREASE IN THE NET SQUARE FOOTAGE OF IMPERVIOUS SURFACE EXISTING  
15 ON A PROPERTY IN THE HISTORIC OFFICE DISTRICT DUE TO A CHANGE OF THE PRINCIPAL  
16 USE OF THE PROPERTY.”.

Amendment No. 2 to Council Bill No. 21-2021

BY: Christiana Rigby

Legislative Day 6

Date: April 5, 2021

Amendment No. 2

*(This amendment deletes "Country Inn" from the uses permitted as a matter of right in an HO  
(Historic: Office) zone.)*

- 1 On page 2, in line 27, strike "10. COUNTRY INN.". Renumber the remainder of the section
- 2 accordingly.