

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

County Council of Howard County, Maryland

2014 Legislative Session

Legislative day # 5

BILL NO. 20 – 2014 (ZRA – 149)

**Introduced by:
Greg Fox, Councilmember**

**Co-sponsored by:
Mary Kay Sigaty, Councilmember
Courtney Watson, Councilmember**

AN ACT amending the Howard County Zoning Regulations to alter and include new definitions related to composting and wood processing; removing all references to Mulch Manufacturing; adding Natural Wood Waste Recycling Facilities as a Conditional Use on County Preservation Easements under certain conditions; adding Natural Wood Waste Recycling Facilities as a Permitted Use in the M-1 (Manufacturing: Light) zoning district; adding Composting Facilities as a Permitted Use in the Solid Waste Overlay zoning district with a M-2 (Manufacturing: Heavy) underlying zone under certain conditions; removing Composting Facilities as a Conditional Use in the RC (Rural Conservation) zoning district; adding Natural Wood Waste Recycling Facilities as a Conditional Use in the RC (Rural Conservation) zoning district under certain conditions; and generally related to Composting and Wood Processing uses.

Introduced and read first time _____, 2014. Ordered posted and hearing scheduled.

By order _____
Sheila Tolliver, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2014 and concluded on _____, 2014.

By order _____
Sheila Tolliver, Administrator to the County Council

This Bill was read the third time _____, 2014 and Passed ____, Passed with amendments ____, Failed ____.

By order _____
Sheila Tolliver, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2014 at _____ a.m./p.m.

By order _____
Sheila Tolliver, Administrator to the County Council

Approved/vetoed by the County Executive on _____, 2014.

Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law. ~~Strikeout~~ 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 to read as follows:

3 1. By amending:

4 The definition of “composting facility”
5 Section 103.0: “Definitions”

6
7 2. By deleting

8 The definition of “mulch manufacture”
9 Section 103.0: “Definitions”

10
11 3. By adding:

12 The definitions of “firewood processing, bulk,” “natural wood waste recycling facility,” and
13 “sawmill”
14 Section 103.0: “Definitions”

15
16 4. By amending:

17 Subsection D. Conditional Uses
18 Section 106.1: “County Preservation Easements”

19
20 5. By amending:

21 Subsection C. Uses Permitted as a Matter of Right
22 Section 117.1: “BR(Business Rural) District”

23
24 6. By amending:

25 Subsection B. Uses Permitted as a Matter of Right
26 Section 122.0: “M-1 (Manufacturing: Light) District”

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28 7. By Renumbering:

29 Numbers 37 - 67 to be Numbers 38 - 68
30 Subsection B. Uses Permitted as a Matter of Right
31 Section 122.0: “M-1 (Manufacturing: Light) District”; and
32

1 *Numbers 20 – 31 to be Numbers 19 – 30*

2 *Subsection C. Uses Permitted as a Matter of Right*

3 *Section 117.1: “BR(Business Rural) District*

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5 8. *By amending:*

6 *Subsection B. Uses Permitted as a Matter of Right If the Underlying District is M-2*

7 *Section 124.0: “SW (Solid Waste)Overlay District”*

8
9 9. *By amending:*

10 *Subsection N. Conditional Uses and Permissible Zoning Districts*

11 *Section 131.0: “Conditional Uses”*

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13
14 **Howard County Zoning Regulations**

15
16 **Section 103.0 Definitions**

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18 Composting Facility: A facility [[where organic material, specifically limited to
19 vegetation, food waste, and manure, that is obtained principally from off-site locations
20 is processed to generate a product through the microbiological degradation of this
21 organic material under aerobic conditions]] USED FOR THE CONTROLLED AEROBIC
22 BIOLOGICAL DECOMPOSITION OF HYGIENIC WASTE MATERIALS THAT IS SUBJECT TO
23 REGULATION OR PERMITTING REQUIREMENTS OF THE STATE OF MARYLAND.

24
25 FIREWOOD PROCESSING, BULK: A COMMERCIAL FACILITY WHICH PRINCIPALLY
26 PROCESSES BRANCHES AND LOGS BY CHOPPING, CUTTING, SAWING, OR SPLITTING TO
27 PRODUCE FIREWOOD FOR SALE, AND WHICH MAY INCLUDE THE ACCESSORY PROCESSING
28 OF THE WOOD WASTE SOLELY PRODUCED BY THE PRINCIPAL PROCESSING TO CREATE
29 HUMUS, MULCH OR WOOD CHIPS. THIS TERM DOES NOT INCLUDE THE PRODUCTION OF
30 FIREWOOD AS AN ACCESSORY USE TO FARMING OR RESIDENTIAL PARCELS FOR LAND
31 CLEARING OR PRIVATE USE PURPOSES.

1 [[Mulch Manufacture: The manufacture of horticultural mulch from wood, wood
2 products or similar materials. This term does not include the production of mulch as a
3 by-product of on-site farming.]]

4
5 NATURAL WOOD WASTE RECYCLING FACILITY: A PRIVATELY OPERATED COMMERCIAL
6 FACILITY THAT RECYCLES BRANCHES, LEAVES, LIMBS, LOGS, ROOT MATS, TREE STUMPS
7 AND OTHER SIMILAR PREVIOUSLY UNPROCESSED NATURAL ORGANIC WOOD MATERIALS
8 BY PROCESSING THESE MATERIALS INTO RAW MATERIAL OR PRODUCTS, AND WHICH
9 OPERATES UNDER A PERMIT FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

10
11 SAWMILL: A COMMERCIAL FACILITY WHICH PRINCIPALLY PROCESSES LOGS BY SAWING,
12 SPLITTING, SHAVING, OR STRIPPING TO PRODUCE LUMBER OR OTHER WOOD PRODUCTS
13 FOR SALE, AND WHICH MAY INCLUDE THE ACCESSORY PROCESSING OF THE WOOD WASTE
14 SOLELY PRODUCED BY THE PRINCIPAL PROCESSING TO CREATE HUMUS, MULCH OR WOOD
15 CHIPS. THIS TERM DOES NOT INCLUDE THE PRODUCTION OF LUMBER AS AN ACCESSORY
16 USE TO FARMING OR RESIDENTIAL PARCELS FOR LAND CLEARING OR PRIVATE USE
17 PURPOSES.

20 **SECTION 106.1: County Preservation Easements**

22 **D. Conditional Uses**

24 1. ALPP Purchased Easements and ALPP Dedicated Easements

- 25
26 a. Conditional Uses shall not be allowed on agricultural preservation
27 easements unless they support the primary agricultural purpose of the
28 easement property, or are an ancillary business which supports the
29 economic viability of the farm, and are approved by the hearing
30 authority in accordance with the applicable provisions of Sections
31 130.0 and 131.0 of these regulations. On an ALPP purchased or
32 dedicated easement property, the area devoted to Conditional Uses may

1 not exceed a cumulative use cap equal to 2% of the easement, UP TO A
2 MAXIMUM OF 1 ACRE.

3
4 The following Conditional Uses may be allowed:

- 5
6 (1) Animal hospitals
7 (2) Barber shop, hair salon and similar personal services facilities
8 (3) Bottling of spring or well water
9 (4) Communication Towers
10 (5) Farm tenant house on a parcel of at least 25 acres but less than
11 50 acres
12 (6) Historic building uses
13 (7) Home based contractors
14 (8) Home occupations
15 (9) Kennels and/or pet grooming establishments
16 (10) Landscape contractors
17 (11) Limited outdoor social assemblies
18 [(12) Sawmills, bulk firewood, mulch manufacture and/or soil
19 processing
20 (13) School buses, commercial service
21 (14) Small wind energy systems, freestanding tower
22 (15) Solar Facilities, commercial]]
23 (12) NATURAL WOOD WASTE RECYCLING FACILITY
24 (13) SAWMILLS OR BULK FIREWOOD PROCESSING
25 (14) SCHOOL BUSES, COMMERCIAL SERVICE
26 (15) SMALL WIND ENERGY SYSTEMS, FREESTANDING TOWER
27 (16) SOLAR FACILITIES, COMMERCIAL

- 28
29 b. In addition, the following Conditional Uses which may require
30 additional land area may be permitted on agricultural preservation
31 easements:
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- 1 (1) Agribusiness, limited to uses itemized in Section 131.0.N.
- 2 (2) Farm winery – class 2
- 3 [[(3) Composting Facility]]

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2. Other Dedicated Easements

a. Conditional Uses shall not be allowed on other dedicated easements unless they support the primary purpose of the easement property and are approved by the hearing authority in accordance with the applicable provisions of Sections 130.0 and 131.0 of these regulations. On these dedicated easements, the following Conditional Uses which do not require the construction of new principal structures or use of an outdoor area that is more than 2% of the preservation parcel acreage up to a maximum of 1 acre may be allowed:

- (1) Animal hospitals
- (2) Antique shops, art galleries and craft shops
- (3) Barber shop, hair salon and similar personal service facilities
- (4) Bottling of spring or well water
- (5) Child day care centers and nursery schools, day treatment and care facilities
- (6) Communication towers
- (7) Country inns
- (8) Historic building uses
- (9) Farm tenant house on a parcel of at least 25 acres but less than 50 acres
- (10) Home based contractors
- (11) Home occupations
- (12) Kennels and/or pet grooming establishments
- (13) Landscape contractors
- (14) Limited outdoor social assemblies
- (15) Museums and libraries
- (16) Retreats

- 1 (17) Sawmills[[,]] OR bulk firewood PROCESSING [[, mulch
- 2 manufacture and/or soil processing]]
- 3 (18) School buses, commercial service
- 4 (19) Shooting ranges – outdoor rifle, pistol, skeet and trap
- 5 (20) Small wind energy systems, freestanding tower
- 6 (21) Solar Facilities, commercial
- 7 (22) Two family dwellings, accessory apartments and multi-plex
- 8 dwellings

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10 b. In addition, the following Conditional Uses which may require

11 additional land area may be permitted on other dedicated easements:

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- 13 (1) Agribusiness, limited to uses itemized in Section 131.0.N.2
- 14 (2) Charitable or philanthropic institutions dedicated to
- 15 environmental conservation
- 16 [[(3) Composting Facility
- 17 (4) Farm winery – Class 2
- 18 (5) Golf Courses]]
- 19 (3) FARM WINERY – CLASS 2
- 20 (4) GOLF COURSES

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23 **SECTION 117.1: BR (Business Rural) District**

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25 **C. Uses Permitted as a Matter of Right**

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27 [[19. Mulch manufacture.]]

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1 **SECTION 122.0: M-1 (Manufacturing: Light) District**

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3 **B. Uses Permitted as a Matter of Right**

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- 5 1. Ambulance services.
 - 6 2. Ambulatory health care facilities.
 - 7 3. Athletic facilities, commercial
 - 8 4. Banks, savings and loan associations, investment companies, credit unions,
9 brokers and similar financial institutions.
 - 10 5. Biodiesel fuel manufacturing from vegetable-based oils.
 - 11 6. Biomedical laboratories.
 - 12 7. Blueprinting, printing, duplicating or engraving services.
 - 13 8. Breweries that manufacture 22,500 barrels or less of fermented malt beverages
14 per year.
 - 15 9. Bus terminals.
 - 16 10. Carpet and floor covering stores.
 - 17 11. Car wash facilities.
 - 18 12. Carnivals and fairs sponsored by and operated on a nonprofit basis for the
19 benefit of charitable, social, civic or educational organizations, subject to
20 the requirements of Section 128.0.D.
 - 21 13. Carpet and rug cleaning.
 - 22 14. Catering establishments and banquet facilities.
 - 23 15. Child day care centers and nursery schools.
 - 24 16. Concert halls.
 - 25 17. Conservation areas, including wildlife and forest preserves, environmental
26 management areas, reforestation areas, and similar uses.
 - 27 18. Contractor's office and outdoor or indoor storage facility, including carpentry,
28 cleaning, construction, electrical, excavation, exterminating, heating/air
29 conditioning, home improvement, landscaping, masonry, painting, paving,
30 plumbing, roofing, septic system, snow removal, well drilling, and other
31 contractors.
 - 32 19. Data processing and telecommunication centers

- 1 20. Day treatment or care facilities.
- 2 21. Farming, provided that on a residential lot or parcel of less than 40,000 square
- 3 feet no livestock shall be permitted. However, residential chicken keeping
- 4 is allowed as noted in Section 128.0.
- 5 22. Flex- space
- 6 23. Funeral homes and mortuaries.
- 7 24. Furniture, appliance and business machine repair, furniture upholstery, and
- 8 similar services.
- 9 25. Furniture stores.
- 10 26. Government structures, facilities and uses, including public schools and
- 11 colleges.
- 12 27. Hotels, motels, conference centers and country inns.
- 13 28. Kennels.
- 14 29. Laundry or dry cleaning establishments or plants.
- 15 30. Light Industrial Uses.
- 16 31. Material recovery facilities - source separated.
- 17 32. Mobile home and modular home sales and rentals, but not including
- 18 occupancy.
- 19 33. Motor vehicle, construction equipment and farm equipment maintenance,
- 20 repair and painting facilities, including full body repair and incidental sale
- 21 of parts.
- 22 34. Motor vehicle, construction equipment and farm equipment sales and rentals.
- 23 35. Motor vehicle inspections station.
- 24 36. Motor vehicle towing and storage facility.
- 25 37. NATURAL WOOD WASTE RECYCLING FACILITY

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28 **SECTION 124.0: SW (Solid Waste) Overlay District**

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30 **B. Uses Permitted as a Matter of Right if the Underlying District is M-2:**

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- 32 [[1. Land clearing debris landfills.

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- 2. Rubble landfills.

- 3. Solid waste processing facilities.

- 4. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.]]

- 1. COMPOSTING FACILITY.

- 2. LAND CLEARING DEBRIS LANDFILLS.

- 3. RUBBLE LANDFILLS.

- 4. SOLID WASTE PROCESSING FACILITIES.

- 5. UNDERGROUND PIPELINES; ELECTRIC TRANSMISSION AND DISTRIBUTION LINES; TELEPHONE, TELEGRAPH AND CATV LINES; MOBILE TRANSFORMER UNITS; TELEPHONE EQUIPMENT BOXES; AND OTHER, SIMILAR PUBLIC UTILITY USES NOT REQUIRING A CONDITIONAL USE.

SECTION 131.0: Conditional Uses

N. Conditional Uses and Permissible Zoning Districts

[[15. Composting Facility

A Conditional Use may be granted in the RC District for a waste composting facility provided that:

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- a. All materials received on the site meet the definition of compost as defined in these regulations.

- b. In addition to the bulk regulations of the applicable zoning district, the following structure and use setbacks shall apply:
 - (1) From adjacent residential lots or parcels 300 feet
 - (2) From public street rights-of-way 100 feet
 - (3) From existing streams and wetlands..... 100 feet
 - (4) From existing farms..... 50 feet

- c. A landscaped buffer area with a minimum width of 100 feet shall be maintained around the perimeter of the site except adjoining a farm. The landscaped buffer shall be used only for planting, fencing, and driveways for ingress and egress to the site.

- d. The operation shall not result in odors which are detectable on surrounding properties.

- e. The operation shall be conducted in a safe and environmentally sound manner, as prescribed by law or regulations and with respect to the likelihood of hazard to persons or damage to lands, natural resources, streets, bridges, and public rights-of-way.

- f. The operation shall be conducted in a manner which will prevent insect and/or rodent infestation.

- g. The facility shall be maintained in a clean and sanitary condition.

- h. All liquid, including leachate and storm water runoff, generated from the composting facility shall be collected and treated prior to disposal, in accordance with applicable regulations.

- 1 i. The hours of operations shall be restricted to between 7:00 a.m. and
2 6:00 p.m., and no operation shall be permitted on Sundays except
3 repairs to equipment and improvements, unless other days and hours
4 are approved by the Hearing Authority.
- 5
- 6 j. On-site retail sales of finished compost shall be permitted if
7 specifically approved by the Hearing Authority.
- 8
- 9 k. The structural elements of the roads serving the site shall be adequate
10 for the truck traffic to be generated by the composting facility. The
11 petition shall include a road condition study to allow the Hearing
12 Authority to make this determination.
- 13
- 14 l. The Conditional Use plan submitted with the petition shall show the
15 following:
- 16 (1) Survey boundaries of the subject property.
- 17 (2) Existing natural features including streams, ponds, springs, and
18 wetlands.
- 19 (3) Existing and proposed topography.
- 20 (4) Setback and buffer area, including type of screening and fencing.
- 21 (5) Portion of tract to be used for composting operations, including the
22 location and layout of:
- 23 (a) Waste unloading, receiving and storage areas;
- 24 (b) Waste processing areas, including areas for grinding, screening, mixing
25 and other operations to prepare waste for composting;
- 26 (c) Composting areas;
- 27 (d) Compost curing areas;
- 28 (e) Compost final product preparation areas (screening and other
29 operations); and
- 30 (f) Finished compost storage and loading areas.
- 31 (6) Existing and proposed structures and major mechanical equipment.
- 32 (7) Existing and proposed access driveways

- 1 (8) Water supply (including quantity requirements) and sewage disposal.
- 2 (9) Stormwater management for quantity and quality control.
- 3 (10) Facilities for storage and treatment for leachate and any other liquids
- 4 generated by the operation.
- 5 (11) Other existing or proposed uses on the site
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- 7 m. The operations plan shall be submitted by the applicant to enable the
- 8 Hearing Authority to evaluate the potential impacts of the proposed use.
- 9 If the petition is approved, substantial changes to the operations plan
- 10 shall not be implemented without prior approval of the Hearing
- 11 Authority. The plan shall provide the following information:
- 12
- 13 (1) Types, anticipated quantities and sources of waste.
- 14 (2) Methods by which unacceptable wastes delivered to the facility will be
- 15 identified, segregated, and handled for removal and disposal.
- 16 (3) Off-site location where unacceptable wastes delivered to the
- 17 composting facility will be disposed of.
- 18 (4) Methods by which waste quantities delivered will be determined
- 19 including weighing facilities to be provided.
- 20 (5) A description of major items of equipment and associated capacities.
- 21 (6) A description of proposed buildings and pads for storage, composting
- 22 and processing.
- 23 (7) A description of delivery methods and requirements.
- 24 (8) A description of incoming material handling and processing methods
- 25 including processing capacity and storage volume to be provided.
- 26 (9) A description of the composting process to be utilized including
- 27 composting capacity to be provided, composting technology, required
- 28 composting time, and assurance of acceptable level of pathogen
- 29 reduction.
- 30 (10) A description of compost curing, handling and processing methods
- 31 including processing capacity and storage volume to be provided.

- 1 (11) A description of finished compost storage, distribution and delivery
2 methods and requirements.
- 3 (12) Methods of controlling odors, dust, litter, noise, and insect or rodent
4 infestation; methods of insuring public safety; methods of preventing
5 and, if necessary, controlling fires; and methods of collecting and
6 treating liquids generated by the use.
- 7 (13) Procedures for cleaning and maintaining the appearance of the facility,
8 including collection of litter and waste which falls from transport
9 vehicles in the vicinity of the site, including adjacent private properties
10 and public roads.
- 11
- 12 n. A rehabilitation plan shall be submitted at the time of the Conditional
13 Use application for approval by the Hearing Authority. The plan shall
14 provide for the following minimum rehabilitation program:
- 15
- 16 (1) All structures and machinery shall be completely removed and
17 underlying excavations filled to grade and planted in grass except
18 structures or machinery that are to be continued in operation for a use
19 permitted under the zoning classification.
- 20 (2) All impervious surfaces shall be removed and properly disposed of. The
21 areas from which the surfaces are removed shall be backfilled with
22 suitable soil and regraded as necessary to provide adequate drainage.
23 All such areas shall be planted in grass which shall be maintained
24 through one year's growth.
- 25 (3) All waste, composting material, and finished compost shall be removed
26 from the site and shall be disposed of in conformance with applicable
27 laws or regulations.]]
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1 38. **NATURAL WOOD WASTE RECYCLING FACILITY**

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3 A CONDITIONAL USE MAY BE GRANTED IN THE RC DISTRICT FOR A NATURAL
4 WOOD WASTE RECYCLING FACILITY, PROVIDED THAT:

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6 A. ONLY NATURAL WOOD WASTE AS SPECIFIED IN THE DEFINITION FOR A
7 NATURAL WOOD WASTE RECYCLING FACILITY SHALL BE RECEIVED FOR
8 RECYCLING ON THE SITE.

9
10 B. IN ADDITION TO THE BULK REGULATIONS OF THE APPLICABLE ZONING
11 DISTRICT, THE FOLLOWING STRUCTURE AND USE SETBACKS SHALL APPLY:

- 12 (1) FROM RESIDENTIAL PARCELS OR LOTS..... 500 FEET
13 (2) FROM PUBLIC STREET RIGHTS-OF-WAY 100 FEET
14 (3) FROM EXISTING STREAMS AND WETLANDS 100 FEET
15 (4) FROM EXISTING FARMS..... 50 FEET

16
17 C. A LANDSCAPED BUFFER AREA WITH A MINIMUM WIDTH OF 100 FEET SHALL
18 BE MAINTAINED AROUND THE PERIMETER OF THE USE BOUNDARY. THE
19 LANDSCAPED BUFFER SHALL BE USED ONLY FOR PLANTING, FENCING, AND
20 DRIVEWAYS FOR INGRESS AND EGRESS TO THE SITE.

21
22 D. THE OPERATION SHALL NOT GENERATE OFFENSIVE ODORS WHICH ARE
23 DETECTABLE ON SURROUNDING PROPERTIES.

24
25 E. THE OPERATION SHALL BE CONDUCTED IN A SAFE AND ENVIRONMENTALLY
26 SOUND MANNER, AS REQUIRED BY STATE LAW OR REGULATIONS, AND WITH
27 RESPECT TO THE LIKELIHOOD OF HAZARD TO PERSONS OR DAMAGE TO
28 LANDS, NATURAL RESOURCES, STREETS, BRIDGES, AND PUBLIC RIGHTS-OF-
29 WAY.

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31 F. THE OPERATION SHALL BE CONDUCTED IN A MANNER WHICH WILL PREVENT
32 INSECT AND/OR RODENT INFESTATION.

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- G. AREAS WHERE THE WOOD WASTE IS PROCESSED, LOADED, OR UNLOADED SHALL BE DESIGNED AND CONSTRUCTED TO DRAIN FREELY TO PREVENT THE ACCUMULATION OF STANDING LIQUID.

- H. ALL LIQUID, INCLUDING LEACHATE AND STORMWATER RUNOFF, GENERATED FROM THE FACILITY SHALL BE COLLECTED AND TREATED PRIOR TO DISPOSAL, IN ACCORDANCE WITH APPLICABLE REGULATIONS.

- I. THE HOURS OF OPERATION SHALL BE RESTRICTED TO BETWEEN 7:00 A.M. AND 6:00 P.M., AND NO OPERATION SHALL BE PERMITTED ON SUNDAYS EXCEPT REPAIRS TO EQUIPMENT AND IMPROVEMENTS. THE HOURS OR DAYS OF OPERATION MAY BE REDUCED BY THE HEARING AUTHORITY.

- J. ON-SITE RETAIL SALES OF FINISHED PRODUCTS SHALL BE PERMITTED IF SPECIFICALLY APPROVED BY THE HEARING AUTHORITY.

- K. THE STRUCTURAL ELEMENTS OF THE ROADS SERVING THE SITE SHALL BE ADEQUATE FOR THE TRUCK TRAFFIC TO BE GENERATED BY THE FACILITY. THE PETITION SHALL INCLUDE A STUDY OF AFFECTED ROAD AND BRIDGE CONDITIONS TO ALLOW THE HEARING AUTHORITY TO MAKE THIS DETERMINATION.

- L. THE CONDITIONAL USE PLAN SUBMITTED WITH THE PETITION SHALL SHOW THE FOLLOWING:
 - (1) SURVEY BOUNDARIES OF THE SUBJECT PROPERTY.
 - (2) EXISTING NATURAL FEATURES INCLUDING STREAMS, PONDS, SPRINGS, AND WETLANDS.
 - (3) EXISTING AND PROPOSED TOPOGRAPHY.
 - (4) SETBACK AND BUFFER AREA, INCLUDING TYPE OF SCREENING AND FENCING.

- 1 (5) PORTION OF TRACT TO BE USED FOR ALL OPERATIONS, INCLUDING
2 THE LOCATION AND LAYOUT OF:
3 (a) UNLOADING, RECEIVING AND STORAGE AREAS;
4 (b) PROCESSING AREAS;
5 (c) FINAL PRODUCT PREPARATION AREAS; AND
6 (d) FINISHED PRODUCT STORAGE AND LOADING AREAS.
7 (6) EXISTING AND PROPOSED STRUCTURES AND ALL MECHANICAL
8 EQUIPMENT.
9 (7) EXISTING AND PROPOSED ACCESS DRIVEWAYS.
10 (8) WATER SUPPLY (INCLUDING QUANTITY REQUIREMENTS) AND
11 SEWAGE DISPOSAL.
12 (9) STORM WATER MANAGEMENT FACILITIES FOR QUANTITY AND
13 QUALITY CONTROL.
14 (10) FACILITIES FOR STORAGE AND TREATMENT OF LEACHATE AND ANY
15 OTHER LIQUIDS GENERATED BY THE OPERATION.
16 (11) OTHER EXISTING OR PROPOSED USES ON THE SITE.
17
18 M. AN OPERATIONS PLAN SHALL BE SUBMITTED BY THE APPLICANT TO ENABLE
19 THE HEARING AUTHORITY TO EVALUATE THE POTENTIAL IMPACTS OF THE
20 PROPOSED USE. IF THE PETITION IS APPROVED, SUBSTANTIAL CHANGES TO
21 THE OPERATIONS PLAN REQUIRE THE APPROVAL OF THE HEARING
22 AUTHORITY BEFORE IMPLEMENTATION. THE PLAN SHALL PROVIDE THE
23 FOLLOWING INFORMATION:
24 (1) TYPES, ANTICIPATED QUANTITIES AND SOURCES OF WOOD WASTE.
25 (2) METHODS BY WHICH UNACCEPTABLE WASTES DELIVERED TO THE
26 FACILITY WILL BE IDENTIFIED, SEGREGATED, AND HANDLED FOR
27 REMOVAL AND DISPOSAL.
28 (3) OFF-SITE LOCATION WHERE UNACCEPTABLE WASTES DELIVERED TO
29 THE FACILITY WILL BE DISPOSED OF.
30 (4) METHODS BY WHICH WASTE QUANTITIES DELIVERED WILL BE
31 DETERMINED INCLUDING WEIGHING FACILITIES TO BE PROVIDED.

- 1 (5) A DESCRIPTION OF ALL ITEMS OF EQUIPMENT AND ASSOCIATED
- 2 CAPACITIES.
- 3 (6) A DESCRIPTION OF PROPOSED BUILDINGS AND PADS FOR STORAGE
- 4 AND PROCESSING.
- 5 (7) A DESCRIPTION OF WOOD WASTE DELIVERY METHODS AND
- 6 REQUIREMENTS.
- 7 (8) A DESCRIPTION OF INCOMING WOOD WASTE HANDLING AND
- 8 PROCESSING METHODS INCLUDING PROCESSING CAPACITY AND
- 9 STORAGE VOLUME TO BE PROVIDED.
- 10 (9) A DESCRIPTION OF THE PROCESSES TO BE UTILIZED.
- 11 (10) A DESCRIPTION OF CURING, HANDLING AND PROCESSING METHODS
- 12 INCLUDING PROCESSING CAPACITY AND STORAGE VOLUME TO BE
- 13 PROVIDED.
- 14 (11) A DESCRIPTION OF FINISHED PRODUCT STORAGE, DISTRIBUTION AND
- 15 DELIVERY METHODS AND REQUIREMENTS.
- 16 (12) METHODS OF CONTROLLING ODORS, DUST, LITTER, NOISE, AND
- 17 INSECT OR RODENT INFESTATION; METHODS OF INSURING PUBLIC
- 18 SAFETY; METHODS OF PREVENTING AND, IF NECESSARY,
- 19 CONTROLLING FIRES; AND METHODS OF COLLECTING AND TREATING
- 20 LIQUIDS GENERATED BY THE USE.
- 21 (13) PROCEDURES FOR CLEANING AND MAINTAINING THE APPEARANCE
- 22 OF THE FACILITY, INCLUDING COLLECTION OF LITTER AND WASTE
- 23 WHICH FALLS FROM TRANSPORT VEHICLES IN THE VICINITY OF THE
- 24 SITE, INCLUDING ADJACENT PRIVATE PROPERTIES AND PUBLIC
- 25 ROADS.
- 26
- 27 N. A REHABILITATION PLAN SHALL BE SUBMITTED AT THE TIME OF THE
- 28 CONDITIONAL USE APPLICATION FOR APPROVAL BY THE HEARING
- 29 AUTHORITY. THE PLAN SHALL PROVIDE FOR THE FOLLOWING MINIMUM
- 30 REHABILITATION PROGRAM:
- 31

1 (1) ALL STRUCTURES AND MACHINERY SHALL BE COMPLETELY
2 REMOVED AND UNDERLYING EXCAVATIONS FILLED TO GRADE AND
3 PLANTED IN GRASS EXCEPT STRUCTURES OR MACHINERY THAT ARE
4 TO BE CONTINUED IN OPERATION FOR A USE PERMITTED UNDER THE
5 ZONING CLASSIFICATION.

6 (2) ALL IMPERVIOUS SURFACES SHALL BE REMOVED AND PROPERLY
7 DISPOSED OF. THE AREAS FROM WHICH THE SURFACES ARE
8 REMOVED SHALL BE BACKFILLED WITH SUITABLE SOIL AND RE-
9 GRADED AS NECESSARY TO PROVIDE ADEQUATE DRAINAGE. ALL
10 SUCH AREAS SHALL BE PLANTED IN GRASS WHICH SHALL BE
11 MAINTAINED THROUGH ONE YEAR'S GROWTH.

12 (3) ALL WOOD WASTE, MATERIALS, AND FINISHED PRODUCTS SHALL BE
13 REMOVED FROM THE SITE AND SHALL BE DISPOSED OF IN
14 CONFORMANCE WITH APPLICABLE LAWS OR REGULATIONS.

15 (4) ALL ACCESS ROADS SHALL BE SUITABLY BARRICADED TO PREVENT
16 THE PASSAGE OF VEHICLES EITHER INTO OR OUT OF THE ABANDONED
17 AREA, EXCEPT SUCH ACCESS AS NEEDED FOR VEHICLES USED IN
18 REHABILITATION WORK, UNTIL THE PLAN FOR REHABILITATION HAS
19 BEEN COMPLETED AND A DIFFERENT USE NECESSITATING ACCESS
20 HAS COMMENCED ON THE PROPERTY.

21
22 46. **Sawmills[[,]] OR Bulk Firewood Processing[[, Mulch Manufacture, or Soil**
23 **Processing]]**

24
25 A Conditional Use may be granted in the RC or RR Districts for sawmills[[,]]
26 and the cutting of firewood in bulk[[, mulch manufacturing, or soil]]
27 processing provided that:

28
29
30 *Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland, that the*
31 *publisher of the Howard County Zoning Regulations is authorized hereby to amend the Conditional*

1 *Uses and Permissible Zoning Districts chart attached to Section 131 of the Zoning Regulations in*
2 *order to reflect the substantive changes made by this Act.*

3

4 ***Section 3. And Be It Further Enacted*** *by the County Council of Howard County, Maryland, that this Act*
5 *shall become effective 61 days after its enactment.*

6

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