

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

County Council of Howard County, Maryland

2024 Legislative Session

Legislative day # 3

BILL NO. 14 – 2024 (ZRA – 205)

Introduced by:

The Chair at the request of
Corridor 70/32, LLC

SHORT TITLE: Addition of certain light manufacturing uses for Flex spaces in the Planned Office Research (POR) zoning district

AN ACT amending the Howard County Zoning Regulations to amend the Flex space land use classification of the Planned Office Research (POR) zoning district by defining the light manufacturing uses permitted as a matter of right to include “Contractor’s Office and Outdoor or Indoor Storage Facility, Self-Storage Facilities, Warehouses, Moving and Storage Establishments and Light Industrial Uses”; removing the restriction to limit the light manufacturing uses to those uses permitted in the PEC District; and generally relating to light manufacturing uses in the POR zoning district.

Introduced and read first time _____, 2024. Ordered posted and hearing scheduled.

By order _____
Michelle Harrod, 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 _____, 2024.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 2024 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2024 at ___ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive _____, 2024

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.

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 115.0: “POR (Planned Office Research) District”*

6 *Subsection B: “Uses Permitted as a Matter of Right”*

7 *Number 22: “Flex space”.*

8
9 **HOWARD COUNTY ZONING REGULATIONS**

10
11 **SECTION 115.0: POR (Planned Office Research) District**

12
13 **A.Purpose**

14 The Planned Office Research District is established to permit and encourage diverse
15 institutional, commercial, office research and cultural facilities.

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

- 17 1. Adult live entertainment establishments, subject to the requirements of Section
18 128.0.H.
- 19 2. Age-restricted adult housing, including retail and personal services uses subject to the
20 requirements of Subsection E.6.
- 21 3. Ambulatory health care facilities, including pharmacies incidental to these uses.
- 22 4. Animal Hospitals, completely enclosed.
- 23 5. Athletic Facilities, Commercial.
- 24 6. Banks, savings and loan associations, investment companies, credit unions, brokers
25 and similar financial institutions.
- 26 7. Bio-medical laboratories.
- 27 8. Blueprinting, printing, duplicating or engraving services.
- 28 9. Business machine sales, rental and service establishments.
- 29 10. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of
30 charitable, social, civic or educational organizations, subject to the requirements of
31 Section 128.0.D.
- 32 11. Catering establishments and banquet facilities.
- 33 12. Child day care centers and nursery schools.

- 1 13. Commercial communication antennas.
- 2 14. Commercial communication towers with a height of less than 200 feet measured from
3 ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
- 4 15. Concert halls.
- 5 16. Conservation areas, including wildlife and forest preserves, environmental
6 management areas, reforestation areas, and similar uses.
- 7 17. Convents and monasteries used for residential purposes.
- 8 18. Data processing and telecommunication center.
- 9 19. Day treatment or care facilities.
- 10 20. Executive golf training and recreation centers.
- 11 21. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no
12 livestock shall be permitted. However, residential chicken keeping is allowed as
13 noted in Section 128.0.
- 14 22. Flex space, CONTRACTOR'S OFFICE AND OUTDOOR OR INDOOR STORAGE FACILITY,
15 SELF-STORAGE FACILITIES, WAREHOUSES, MOVING AND STORAGE ESTABLISHMENTS,
16 AND LIGHT INDUSTRIAL USES, provided the property is within 1800 feet by road of an
17 interstate highway ramp[[, and provided that the light manufacturing uses are limited
18 to those uses permitted in the PEC District]].
- 19 23. Funeral homes and mortuaries.
- 20 24. Government structures, facilities and uses, including public schools and colleges.
- 21 25. Hospitals, intermediate care facilities and residential treatment centers.
- 22 26. Hotels, motels, conference centers and country inns.
- 23 27. Housing Commission Housing Developments, subject to the requirements of Section
24 128.0.J.
- 25 28. Legitimate theaters and dinner theaters.
- 26 29. Museums and libraries.
- 27 30. Nonprofit clubs, lodges and community halls.
- 28 31. Nursing homes and residential care facilities.
- 29 32. Offices, professional and business.
- 30 33. Private parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball
31 courts, and similar private, noncommercial recreation facilities.
- 32 34. Radio and television broadcasting facilities and studios. Primary broadcasting
33 transmitting antenna shall not be located on site.

- 1 35. Religious facilities, structures and land used primarily for religious activities.
- 2 36. Research and development establishments.
- 3 37. Restaurants, standard, and beverage establishments, including those serving beer,
- 4 wine and liquor for consumption on premises only.
- 5 38. Retail and personal service uses limited to the following, provided that (1) such uses
- 6 shall be located within a building used primarily for offices or research and development
- 7 establishments and shall occupy no more than 25% of the floor area of the building or (2)
- 8 such uses are part of a development of at least 25 acres containing 100,000 square feet or
- 9 more of office or research and development space and provided that such uses constitute
- 10 no more than 10% of the floor area of the total development:
 - 11 a. Adult book or video stores, subject to the requirements of Section 128.0.H.
 - 12 b. Personal service establishments.
 - 13 c. Retail stores, limited to food stores, drug and cosmetic stores, convenience stores and
 - 14 specialty stores.
 - 15 d. Restaurants, carryout, including incidental delivery services.
 - 16 e. Restaurants, fast food with no more than a single drive-through lane.
 - 17 f. Laundry and/or dry cleaning.
- 18 39. Riding academies and stables.
- 19 40. Rooftop solar collectors and ground-mount solar collectors.
- 20 41. Seasonal sale of Christmas trees or other decorative plant materials, subject to the
- 21 requirements of Section 128.0.D.
- 22 42. Schools, commercial.
- 23 43. Schools, private academic, including colleges and universities.
- 24 44. Service agencies.
- 25 45. Underground pipelines; electric transmission and distribution lines; telephone,
- 26 telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and
- 27 other similar public utility uses not requiring a Conditional Use.
- 28 46. Volunteer fire departments.

29
30 ***Section 2. Be it further enacted by the County Council of Howard County, Maryland, that***
31 ***this Act shall become effective 61 days after its enactment.***