

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

County Council of Howard County, Maryland

2024 Legislative Session

Legislative day # 11

BILL NO. 59 – 2024 (ZRA – 207)

Introduced by:

The Chair at the request of
Normandy Venture Limited Partnership

SHORT TITLE: To allow Self-Storage Facilities, Indoor as a conditional use in the B-2 zoning district.

AN ACT amending the Howard County Zoning Regulations to allow Self-Storage Facilities, Indoor as a conditional use in the Business: General (B-2) zoning district, under certain conditions; and generally relating to Self-Storage Facilities, Indoor uses.

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 131.0: "Conditional Uses"*

6 *Subsection O: "New Conditional Use Categories"*

7
8
9 **HOWARD COUNTY ZONING REGULATIONS**

10
11 **SECTION 131.0: Conditional Uses**

12
13 **O. New Conditional Use Categories**

14 **4. SELF-STORAGE FACILITIES, INDOOR.**

15 A CONDITIONAL USE MAY BE GRANTED IN THE B-2 DISTRICT FOR SELF-STORAGE
16 FACILITIES, INDOOR, PROVIDED THAT:

- 17 A. THE USE IS LOCATED ON A LOT OR PARCEL THAT IS FIVE (5) ACRES OR LARGER.
18 B. THE USE IS LOCATED ON A LOT OR PARCEL THAT IS LOCATED WITHIN THE PLANNED
19 SERVICE AREA FOR PUBLIC WATER AND PUBLIC SEWER SERVICES.
20 C. THE USE ADJOINS AND HAS DIRECT ACCESS TO A PUBLIC ROAD CLASSIFIED AS A
21 MINOR COLLECTOR OR HIGHER IN THE GENERAL PLAN.
22 D. INDIVIDUAL SELF-STORAGE UNITS SHALL BE LOCATED ENTIRELY WITHIN A
23 BUILDING STRUCTURE.
24 E. NO OUTDOOR STORAGE IS PERMITTED.

25
26 **5 [[4]].** Storage or use of trailers, modular offices, office trailers, shipping
27 containers, or refuse containers.

28 A Conditional Use, or an enlargement or alteration of an existing Conditional
29 Use, may be granted for the storage or use of trailers, modular offices, shipping
30 containers, or refuse containers in the RC or RR districts, provided that:

- 31 a. The use is located on a lot or parcel that is three acres or larger.

1 b. The use shall be screened and not visible from adjoining property lines or
2 from the public street right-of-way.

3 c. The use shall comply with the structure and use setbacks.

4

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