

Introduced 11.04.2024  
Public hearing 11.18.2024  
Council action 12.02.2024  
Executive action 12.05.2024  
Effective date 2.04.2025

## County Council of Howard County, Maryland

2024 Legislative Session

Legislative day # 12

### BILL NO. 62 – 2024 (ZRA – 208)

**Introduced by:**  
The Chair at the request of  
Demirel Plaza, LLC

**SHORT TITLE:** To allow School, Commercial as a permitted use in the OT zoning district.

**AN ACT** amending the Howard County Zoning Regulations to allow School, Commercial as a permitted use in the Office Transition (OT) zoning district; and generally relating to the OT zoning district.

Introduced and read first time Nov 4, 2024. Ordered posted and hearing scheduled.

By order Michelle Harrod  
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 Nov 18, 2024.

By order Michelle Harrod  
Michelle Harrod, Administrator

This Bill was read the third time on Dec 2, 2024 and Passed , Passed with amendments \_\_\_\_\_, Failed \_\_\_\_\_.

By order Michelle Harrod  
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 3 day of Dec, 2024 at 5 a.m./p.m.

By order Michelle Harrod  
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive Dec 5, 2024

Calvin Ball  
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 Adding:*

5 *Section 117.3: “OT (Office Transition) District”*  
6 *Subsection C: “Uses Permitted as a Matter of Right”*  
7 *Number 19: “Schools, Commercial”.*

8  
9 **HOWARD COUNTY ZONING REGULATIONS**

10  
11 **SECTION 117.3: OT (Office Transition) District**

12  
13 **A. Purpose**

14 The OT District is established to allow office and other low-intensity commercial uses  
15 adjacent to areas of residential zoning. The OT District is a floating district that will  
16 provide a transition along the edges of residential areas impacted by arterial highways  
17 carrying high volumes of traffic. The standards of this district should result in small-  
18 scale commercial buildings on attractively-designed sites that are compatible with  
19 neighboring residential uses.

20  
21 **C. Uses Permitted as a Matter of Right**

- 22 1. Animal hospitals, completely enclosed.  
23 2. Antique shops, art galleries, craft shops.  
24 3. Athletic facility, commercial, limited to: dance, martial arts, and yoga studios.  
25 4. Bakeries.  
26 5. Bicycle sales and repair.  
27 6. Blueprinting, printing, duplicating or engraving services limited to 2,000 square  
28 feet of net floor area.  
29 7. Child day care centers and nursery schools.

- 1           8.    Clothing and apparel stores with goods for sale or rent.
- 2           9.    Commercial communication antennas attached to structures, subject to the
- 3                 requirements of Section 128.0.E.4.
- 4           10.   Day treatment and care facilities.
- 5           11.   Furniture, appliance and business machine repair, furniture upholstery, and
- 6                 similar services.
- 7           12.   Government structures, facilities and uses, including public schools and
- 8                 colleges.
- 9           13.   One square-foot of residential space, including age-restricted adult housing, is
- 10                permitted for each square-foot of commercial space and must be located within
- 11                the same structure.
- 12           14.   Offices, professional and business.
- 13           15.   Pet grooming establishments and day care, completely enclosed.
- 14           16.   Personal service establishments, provided the floor area of such uses does not
- 15                exceed 50% of the floor area of all non-residential uses on the approved OT site
- 16                development plan.
- 17           17.   Repair and sales of electronic equipment, radios, televisions, computers, clocks,
- 18                watches, jewelry, and similar items.
- 19           18.   Rooftop solar collectors.
- 20           19.   SCHOOLS, COMMERCIAL
- 21           [[19]] 20.   Service agencies.
- 22           [[20]] 21.   Specialty store, limited to: florists, consignment shops, tailor, cobbler,
- 23                and musical instrument sales.
- 24           [[21]] 22.   Underground pipelines; electric transmission and distribution lines;
- 25                telephone, telegraph and CATV lines; mobile transformer units; telephone
- 26                equipment boxes; and other similar public utility uses not requiring a Conditional
- 27                Use.
- 28

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

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on December 5, 2024.

Michelle R. Harrod  
Michelle R. Harrod, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle R. Harrod, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle R. Harrod, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle R. Harrod, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle R. Harrod, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Michelle R. Harrod, Administrator to the County Council