

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. 64 – 2024 (ZRA – 210)

Introduced by:

The Chair at the request of
Tradepoint Atlantic, LLC

Co-sponsored by: Christiana Rigby, Opel Jones, Liz Walsh, and David Yungmann

SHORT TITLE: To allow Warehousing, within a flex space as permitted use in Corridor Employment (CE) zoning district.

AN ACT amending the Howard County Zoning Regulations to allow Warehousing, within a flex space as a permitted use in the Corridor Employment (CE) 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 5:00 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 127.2: “CE (Corridor Employment) District”*

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

7 *Number 45: “Warehousing, within a flex space”.*

8

9

HOWARD COUNTY ZONING REGULATIONS

10

11

SECTION 127.2: CE (~~Commercial~~ CORRIDOR Employment) District

12

13

A. Purpose

14

15

16

17

18

19

20

21

The CE District is intended to encourage the development and redevelopment of employment land near U.S. Route 1. Development in the CE District should provide for new office, flex, and light industrial uses, while reducing the spread of strip commercial development and encouraging consolidation of fragmented parcels. The requirements of this district, in conjunction with the Route 1 Manual and required vehicular and pedestrian improvements, will result in development that improves the appearance of the Route 1 streetscape, enhances traffic safety and better accommodates public transit and pedestrian travel.

22

23

24

25

26

Many parcels in the CE District were developed before this district was created. It is not the intent of these requirements to disallow the continued use of sites developed prior to the CE District. The intent of this district will be achieved by bringing sites into compliance with these requirements and the standards of the Route 1 Manual as uses are redeveloped or expanded.

27

B. Uses Permitted as a Matter of Right

28

29

30

31

32

1. Ambulatory health care facilities.
2. Animal hospitals, completely enclosed.
3. Athletic facilities, commercial.
4. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions without drive-through lanes.

- 1 5. Biomedical laboratories.
- 2 6. Blueprinting, printing, duplicating or engraving services.
- 3 7. Breweries that manufacture 22,500 barrels or less of fermented malt beverages
4 per year.
- 5 8. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit
6 of charitable, social, civic or educational organizations, subject to the
7 requirements of Section 128.0.D.
- 8 9. Catering establishments and banquet facilities.
- 9 10. Child day care centers and nursery schools.
- 10 11. Commercial communication antennas.
- 11 12. Commercial communication towers with a height of less than 200 feet measured
12 from ground level, subject to the requirements of Section 128.0.E.2 and 128.0.E.3.
- 13 13. Conservation areas, including wildlife and forest preserves, environmental
14 management areas, reforestation areas, and similar uses.
- 15 14. Data processing and telecommunication centers.
- 16 15. Day treatment or care facility.
- 17 16. Flex space.
- 18 17. Food and drink production, processing, packaging and distribution for dairy
19 products, food products, bakery products, nonalcoholic beverages, spices, ice and
20 meats, excluding slaughtering.
- 21 18. Furniture, appliance and business machine repair, furniture upholstery and
22 similar services.
- 23 19. Government structures, facilities and uses, including public schools and
24 colleges.
- 25 20. Hotels, motels, conference centers, and country inns.
- 26 21. Housing Commission Housing Developments, subject to the requirements of
27 Section 128.0.J

- 1 22. Laundry or dry cleaning establishments.
- 2 23. Light industrial uses.
- 3 24. Nonprofit clubs, lodges, community halls.
- 4 25. Offices, professional and business.
- 5 26. Parking facilities that serve adjacent off-site uses in accordance with Section
- 6 133.0.B.4.
- 7 27. Pet grooming establishments and day care, completely enclosed.
- 8 28. Photographic processing plants.
- 9 29. Printing, lithography, bookbinding or publishing.
- 10 30. Recreation facilities, commercial.
- 11 31. Religious facilities, structures and land used primarily for religious activities.
- 12 32. Repair of electronic equipment, radios, televisions, computers, clocks, watches,
- 13 jewelry, and similar items.
- 14 33. Research and development establishments.
- 15 34. Restaurants, carryout.
- 16 35. Restaurants, standard, and beverage establishments, including those serving
- 17 beer, wine and liquor for consumption on premises only.
- 18 36. Rooftop solar collectors and ground-mount solar collectors.
- 19 37. Schools, commercial.
- 20 38. Schools, private academic, including colleges and universities.
- 21 39. Seasonal sales of Christmas trees or other decorative plant materials, subject to
- 22 the requirements of Section 128.0.D.
- 23 40. Service agencies.
- 24 41. Sign-making shops.
- 25 42. Transitional Mobile Home Parks which meet the requirements of Section 127.2.

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

4 44. Volunteer fire departments.

5 45. WAREHOUSING, WITHIN A FLEX SPACE.

6

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

9

Amendment 1 to Council Bill No. 64-2024

BY: The Chairperson

Legislative Day 12

Date: November 4th, 2024

Amendment No. 1

(This Amendment corrects a typographical error in reference to Corridor Employment.)

1

2 On page 1, line 11, strike “Commercial” and substitute “Corridor”

3

I certify that this a true copy of

Am 1 to CB 64-2024
passed on December 2, 2024

Michelle Dorr

Council Administrator

Introduced 11.04.2024
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2024 Legislative Session

Legislative day # 12

BILL NO. 64 – 2024 (ZRA – 210)

Introduced by:
The Chair at the request of
Tradepoint Atlantic, LLC
Co-sponsored by: Christiana Rigby, Opel Jones, Liz Walsh, and David Yungmann

SHORT TITLE: To allow Warehousing, within a flex space as permitted use in Corridor Employment (CE) zoning district.

AN ACT amending the Howard County Zoning Regulations to allow Warehousing, within a flex space as a permitted use in the Corridor Employment (CE) 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 _____, 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 Adding:*

5 *Section 127.2: “~~CE~~ (Corridor Employment) District”*

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

7 *Number 45: “Warehousing, within a flex space”.*

8

9

HOWARD COUNTY ZONING REGULATIONS

10

11

SECTION 127.2: CE (Commercial Employment) District

12

13

A. Purpose

14

The CE District is intended to encourage the development and redevelopment of employment land near U.S. Route 1. Development in the CE District should provide for new office, flex, and light industrial uses, while reducing the spread of strip commercial development and encouraging consolidation of fragmented parcels. The requirements of this district, in conjunction with the Route 1 Manual and required vehicular and pedestrian improvements, will result in development that improves the appearance of the Route 1 streetscape, enhances traffic safety and better accommodates public transit and pedestrian travel.

15

16

17

18

19

20

21

22

Many parcels in the CE District were developed before this district was created. It is not the intent of these requirements to disallow the continued use of sites developed prior to the CE District. The intent of this district will be achieved by bringing sites into compliance with these requirements and the standards of the Route 1 Manual as uses are redeveloped or expanded.

23

24

25

26

27

B. Uses Permitted as a Matter of Right

28

1. Ambulatory health care facilities.

29

2. Animal hospitals, completely enclosed.

30

3. Athletic facilities, commercial.

- 1 4. Banks, savings and loan associations, investment companies, credit unions,
2 brokers and similar financial institutions without drive-through lanes.
- 3 5. Biomedical laboratories.
- 4 6. Blueprinting, printing, duplicating or engraving services.
- 5 7. Breweries that manufacture 22,500 barrels or less of fermented malt beverages
6 per year.
- 7 8. Carnivals and fairs sponsored by and operated on a non-profit basis for the benefit
8 of charitable, social, civic or educational organizations, subject to the
9 requirements of Section 128.0.D.
- 10 9. Catering establishments and banquet facilities.
- 11 10. Child day care centers and nursery schools.
- 12 11. Commercial communication antennas.
- 13 12. Commercial communication towers with a height of less than 200 feet measured
14 from ground level, subject to the requirements of Section 128.0.E.2 and 128.0.E.3.
- 15 13. Conservation areas, including wildlife and forest preserves, environmental
16 management areas, reforestation areas, and similar uses.
- 17 14. Data processing and telecommunication centers.
- 18 15. Day treatment or care facility.
- 19 16. Flex space.
- 20 17. Food and drink production, processing, packaging and distribution for dairy
21 products, food products, bakery products, nonalcoholic beverages, spices, ice and
22 meats, excluding slaughtering.
- 23 18. Furniture, appliance and business machine repair, furniture upholstery and
24 similar services.
- 25 19. Government structures, facilities and uses, including public schools and
26 colleges.
- 27 20. Hotels, motels, conference centers, and country inns.

- 1 21. Housing Commission Housing Developments, subject to the requirements of
- 2 Section 128.0.J
- 3 22. Laundry or dry cleaning establishments.
- 4 23. Light industrial uses.
- 5 24. Nonprofit clubs, lodges, community halls.
- 6 25. Offices, professional and business.
- 7 26. Parking facilities that serve adjacent off-site uses in accordance with Section
- 8 133.0.B.4.
- 9 27. Pet grooming establishments and day care, completely enclosed.
- 10 28. Photographic processing plants.
- 11 29. Printing, lithography, bookbinding or publishing.
- 12 30. Recreation facilities, commercial.
- 13 31. Religious facilities, structures and land used primarily for religious activities.
- 14 32. Repair of electronic equipment, radios, televisions, computers, clocks, watches,
- 15 jewelry, and similar items.
- 16 33. Research and development establishments.
- 17 34. Restaurants, carryout.
- 18 35. Restaurants, standard, and beverage establishments, including those serving
- 19 beer, wine and liquor for consumption on premises only.
- 20 36. Rooftop solar collectors and ground-mount solar collectors.
- 21 37. Schools, commercial.
- 22 38. Schools, private academic, including colleges and universities.
- 23 39. Seasonal sales of Christmas trees or other decorative plant materials, subject to
- 24 the requirements of Section 128.0.D.
- 25 40. Service agencies.
- 26 41. Sign-making shops.
- 27 42. Transitional Mobile Home Parks which meet the requirements of Section 127.2.

- 1 43. Underground pipelines; electric transmission and distribution lines; telephone,
2 telegraph and CATV lines; mobile transformer units; telephone equipment boxes;
3 and other similar public utility uses not requiring a Conditional Use.
- 4 44. Volunteer fire departments.
- 5 45. WAREHOUSING, WITHIN A FLEX SPACE.

6

7 *Section 2. Be it further enacted by the County Council of Howard County, Maryland, that*
8 *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