

Introduced 10.07.2024
Public hearing 10.21.2024
Council action 12.2.2024
Executive action 12.5.2024
Effective date 2.04.2025

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 Oct 7, 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 Oct 21, 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 December, 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.

Tabled 11/4/2024 Michelle Harrod

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 F. THE USE ADJOINS COMMERCIAL OR RETAIL USES PERMITTED IN THE B-2 DISTRICT.
- 26 G. THE USE IS LOCATED ON A LOT OR PARCEL HAVING A LOT LINE WITHIN ONE-HALF
27 (1/2) MILE FROM THE LOT LINE OF A LOT OR PARCEL DEVELOPED WITH
28 APARTMENTS.
- 29 H. THE USE SHALL NOT BE A PRINCIPAL STRUCTURE OF THE DEVELOPMENT, BUT
30 RATHER OF LOW VISIBILITY, SIZED TO SERVICE ONLY THE LOCAL COMMUNITY AND
31 NEIGHBORHOOD, AND INTEGRATED INTO THE PROJECT'S ARCHITECTURAL AND
32 SITE DESIGN. SELF-STORAGE, INDOOR FACILITIES SHALL NOT FRONT AN ARTERIAL
33 OR MAJOR COLLECTOR PUBLIC RIGHT OF WAY.

1 H. THE USE SHALL BE LOCATED WITHIN A STRUCTURE THAT IS SIZED TO SERVICE ONLY
2 THE LOCAL COMMUNITY AND NEIGHBORHOOD AND INTEGRATED INTO THE
3 PROJECT'S ARCHITECTURAL AND SITE DESIGN. SELF-STORAGE, INDOOR FACILITIES
4 SHALL NOT FRONT AN ARTERIAL OR MAJOR COLLECTOR PUBLIC RIGHT OF WAY.

5 I. THE USE PROPOSES A SITE DESIGN, BUILDING FORM, AND LOCATION THAT
6 CONTRIBUTE TO A COHESIVE WALKABLE PLACE AND IS COMPATIBLE WITH THE
7 ENVISIONED COMMUNITY.

8
9 5 [[4]]. Storage or use of trailers, modular offices, office trailers, shipping
10 containers, or refuse containers.

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

- 14 a. The use is located on a lot or parcel that is three acres or larger.
15 b. The use shall be screened and not visible from adjoining property lines or
16 from the public street right-of-way.
17 c. The use shall comply with the structure and use setbacks.

18
19 *Section 2. Be it further enacted by the County Council of Howard County, Maryland, that*
20 *this Act shall become effective 61 days after its enactment.*

Amendment to Council Bill No. 59-2024

BY: Liz Walsh

Legislative Day 13

Date: December 2, 2024

Amendment No. 1

(This Amendment adds additional following conditions for the approval for (Self-storage facilities, indoor” uses:

- 1. Adjoining other commercial or retail uses;*
- 2. Located within a half-mile of apartments; and*
- 3. Certain siting requirements.)*

1 On page 1, in strike line 20 strike “ADJOINS AND”.

2

3 On page 1, in line 25, add the following:

4

5 “F. THE USE ADJOINS COMMERCIAL OR RETAIL USES PERMITTED IN THE B-2 DISTRICT.

6 G. THE USE IS LOCATED ON A LOT OR PARCEL HAVING A LOT LINE WITHIN ONE-HALF (1/2) MILE
7 FROM THE LOT LINE OF A LOT OR PARCEL DEVELOPED WITH APARTMENTS.

8

9 ~~H. THE USE SHALL NOT BE A PRINCIPAL STRUCTURE OF THE DEVELOPMENT, BUT RATHER OF LOW~~
10 ~~VISIBILITY, SIZED TO SERVICE ONLY THE LOCAL COMMUNITY AND NEIGHBORHOOD, AND~~
11 ~~INTEGRATED INTO THE PROJECT’S ARCHITECTURAL AND SITE DESIGN. SELF-STORAGE, INDOOR~~
12 ~~FACILITIES SHALL NOT FRONT AN ARTERIAL OR MAJOR COLLECTOR PUBLIC RIGHT OF WAY.~~

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14 H. THE USE SHALL BE LOCATED WITHIN A STRUCTURE THAT IS SIZED TO SERVICE ONLY THE LOCAL
15 COMMUNITY AND NEIGHBORHOOD AND INTEGRATED INTO THE PROJECT’S ARCHITECTURAL AND
16 SITE DESIGN. SELF-STORAGE, INDOOR FACILITATES SHALL NOT FRONT AN ARTERIAL OR MAJOR
17 COLLECTOR PUBLIC RIGHT OF WAY.

18 I. THE USE PROPOSES A SITE DESIGN, BUILDING FORM, AND LOCATION THAT CONTRIBUTE TO A
19 COHESIVE WALKABLE PLACE AND IS COMPATIBLE WITH THE ENVISIONED COMMUNITY.”.

20

I certify that this a true copy of
Aml to CB 59-2024
passed on December 2, 2024
Michelle Darrow
Council Administrator

**Amendment 1 to Amendment 1
to Council Bill No. 59-2024**

BY: Liz Walsh

**Legislative Day:
Date:**

Amendment No. 1 to Amendment No. 1

(This Amendment fixes typographical errors.)

1 On page 1, in line 1 strike “strike” and substitute “in”.

2

3 On page 1, in line 3, after “1” insert “, in”.

4

5

I certify that this a true copy of

Aml to Aml CB59-2024

passed on December 2, 2024

Michelle Dorr

Council Administrator

**Amendment 2 to Amendment 1
to Council Bill No. 59-2024**

BY: Liz Walsh

**Legislative Day 13
Date: December 2, 2024**

Amendment No. 2

(This Amendment strikes the requirement that “Self-storage facilities, indoor”, shall not be the principal structure of the development and substitutes a requirement that the use shall be located within a structure that is sized only to service the local community and neighborhood.)

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On page 1, strike lines 8 through 11 in their entirety and substitute:

“H. THE USE SHALL BE LOCATED WITHIN A STRUCTURE THAT IS SIZED TO SERVICE ONLY THE LOCAL COMMUNITY AND NEIGHBORHOOD AND INTEGRATED INTO THE PROJECT’S ARCHITECTURAL AND SITE DESIGN. SELF-STORAGE, INDOOR FACILITATES SHALL NOT FRONT AN ARTERIAL OR MAJOR COLLECTOR PUBLIC RIGHT OF WAY.”.

I certify that this a true copy of
Am2 to Am1 CB59-2024
passed on December 2, 2024
Michelle Howard
Council Administrator

Introduced 10.07.2024
Public hearing 10.21.2024
Council action _____
Executive action _____
Effective date _____

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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 Oct 21, 2024.

By order Michelle Harrod
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.

Tabled 11/4/2024 Michelle Harrod

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O. New Conditional Use Categories

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B. THE USE IS LOCATED ON A LOT OR PARCEL THAT IS LOCATED WITHIN THE PLANNED SERVICE AREA FOR PUBLIC WATER AND PUBLIC SEWER SERVICES.

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20

C. THE USE ADJOINS AND HAS DIRECT ACCESS TO A PUBLIC ROAD CLASSIFIED AS A MINOR COLLECTOR OR HIGHER IN THE GENERAL PLAN.

21

22

D. INDIVIDUAL SELF-STORAGE UNITS SHALL BE LOCATED ENTIRELY WITHIN A BUILDING STRUCTURE.

23

24

E. NO OUTDOOR STORAGE IS PERMITTED.

25

26

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

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

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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.

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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.*

Amendment 1 to Council Bill No. 59-2024

BY: Liz Walsh

**Legislative Day: 13
Date: December 2, 2024**

Amendment No. 1

(This Amendment adds additional following conditions for the approval for (Self-storage facilities, indoor” uses:

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- 3. Certain siting requirements.)*

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13 COHESIVE WALKABLE PLACE AND IS COMPATIBLE WITH THE ENVISIONED COMMUNITY.”.

I certify that this a true copy of
Am 1 to CB 59-2024
passed on December 2, 2024
Nichelle Harris
Council Administrator

**Amendment 1 to Amendment 1
to Council Bill No. 59-2024**

BY: Liz Walsh

**Legislative Day: 13
Date: December 2, 2024**

Amendment No. 1 to Amendment No. 1

(This Amendment fixes topographical errors.)

1 On page 1, in line 1 strike the first “strike” and substitute “in”.

2

3 On page 1, in line 3, after “1” insert “, in”.

4

5

① correct AI AI CB59

BY THE COUNCIL

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

Michelle 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