

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

County Council of Howard County, Maryland

2025 Legislative Session

Legislative day # 2

BILL NO. 11 – 2025 (ZRA – 211)

Introduced by: Deb Jung

At the request of Anwer Hasan

SHORT TITLE: Addition of certain research and development laboratories as a permitted use in the Planned Employment Center (PEC) zoning district.

AN ACT amending the Howard County Zoning Regulations to add the Research and Development Laboratory use to the Planned Employment Center (PEC) zoning district and prohibiting such research and development uses that involve commercial plastic pellets or feedstock which produces flue gas and requires a permit from the state of Maryland; and generally relating to research and development laboratory uses in the PEC zoning district.

Introduced and read first time _____, 2025. 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 _____, 2025.

By order _____

Michelle Harrod, Administrator

This Bill was read the third time on _____, 2025 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 _____, 2025 at ___ a.m./p.m.

By order _____

Michelle Harrod, Administrator

Approved/Vetoed by the County Executive _____, 2025

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 116.0: “PEC (Planned Employment Center) District”*

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

7 *Number 26: “Research and Development Laboratory”.*

8
9 **HOWARD COUNTY ZONING REGULATIONS**

10
11 **SECTION 116.0: PEC (Planned Employment Campus) District**

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13 **A. Purpose**

14 The PEC District is established to provide for comprehensively planned employment centers
15 combining research and development, office, light manufacturing and assembly, limited
16 commercial and other enumerated uses. It is intended that this district provide higher
17 standards of development and a more flexible approach to design and development than could
18 be achieved under conventional zoning districts. It is further the purpose of this district to:

- 19 1. Provide for orderly development of large-scale, comprehensively planned employment
20 centers;
- 21 2. Provide for open areas to act as buffers between incompatible uses and as design elements
22 which will achieve the physical and aesthetic integration of the uses and activities within each
23 development; and
- 24 3. Provide a landscaped, campus-like setting for employment in which the various uses relate
25 compatibly with one another according to a comprehensive plan of development for an entire
26 district.

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

- 28 1. Ambulatory health care facilities, including pharmacies incidental to these uses.
- 29 2. Athletic Facilities, Commercial.

- 1 3. Banks, savings and loan associations, investment companies, credit unions, brokers, and
2 similar financial institutions.
- 3 4. Biomedical laboratories.
- 4 5. Blueprinting, printing, duplicating or engraving services.
- 5 6. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of
6 charitable, social, civic or educational organizations, subject to the requirements of Section
7 128.0.D.
- 8 7. Catering establishments and banquet facilities.
- 9 8. Child day care centers and nursery schools.
- 10 9. Commercial communication antennas.
- 11 10. Commercial communication towers with a height of less than 200 feet measured from
12 ground level, subject to the requirements of Section 128.0.E.
- 13 11. Conservation areas, including wildlife and forest preserves, environmental management
14 areas, reforestation areas, and similar uses.
- 15 12. Data processing and telecommunication centers.
- 16 13. Day treatment or care facilities.
- 17 14. Executive golf training and recreation centers.
- 18 15. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no
19 livestock shall be permitted. However, residential chicken keeping is allowed as noted in
20 Section 128.0.
- 21 16. Flex space, provided that light manufacturing uses are limited to uses permitted in this
22 district.
- 23 17. Golf courses.

- 1 18. Government structures, facilities and uses, including public schools and colleges.
- 2 19. Hospitals.
- 3 20. Hotels, motels, country inns and conference centers.
- 4 21. Housing Commission Housing Developments, subject to the requirements of Section
- 5 128.0.J.
- 6 22. Light Industrial Uses.
- 7 23. Museums, art galleries, and libraries.
- 8 24. Printing, lithography, bookbinding or publishing plants.
- 9 25. Radio and television broadcasting facilities and studios.
- 10 26. RESEARCH AND DEVELOPMENT LABORATORY, PROVIDED THAT TESTING INVOLVING
- 11 COMMERCIAL PLASTIC PELLETS AND FEEDSTOCK WHICH PRODUCES FLUE GAS AND REQUIRES A
- 12 PERMIT FROM THE STATE OF MARYLAND SHALL NOT BE PERMITTED UNDER THIS SECTION.
- 13 [[26]]27. Restaurants, standard, and beverage establishments, including those serving beer,
- 14 wine and liquor for consumption on premises only;
- 15 [[27]]28. Riding academies and stables.
- 16 [[28]]29. Rooftop solar collectors and ground-mount solar collectors.
- 17 [[29]]30. Schools, commercial.
- 18 [[30]]31. Schools, private academic, including colleges and universities.
- 19 [[31]]32. Service agencies.
- 20 [[32]]33. Underground pipelines; electric transmission and distribution lines; telephone,
- 21 telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other
- 22 similar public utility uses not requiring a Conditional Use.

1 [[33]]34. Volunteer fire departments.

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

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