	Harat
Introduced	1.07.2024
Public hearing	1.18.2024
Council action	2.02.2624
Executive action_	12.05.2024
Effective date	2.04.2025

County Council of Howard County, Maryland

2024 Legislative Session

Legislative day # 12

BILL NO. <u>64</u> – 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, 2024. Ordered poste	d and hearing scheduled.
By order	Michelle Harrod, Administrator
Having been posted and notice of time & place of hearing & title of Bill havin second time at a public hearing on, 2024. By order	Mushele Harrod
This Bill was read the third time on $\underline{Dec2}$, 2024 and Passed, Pass	Michelle Harrod, Administrator
By order _	Michelle Harrod, Administrator
Sealed with the County Seal and presented to the County Executive for appro-	val this 3 day of 9 cc, 2024 at a.m. p.m.
By order _	Michelle Harrod, Administrator
Approved/Vetoed by the County Executive Dec. 5, 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 (Commercia l <u>CORRIDOR</u> Employment) District
12	
13	A. Purpose
14	The CE District is intended to encourage the development and redevelopment of
15	employment land near U.S. Route 1. Development in the CE District should provide
16	for new office, flex, and light industrial uses, while reducing the spread of strip
17	commercial development and encouraging consolidation of fragmented parcels. The
18	requirements of this district, in conjunction with the Route 1 Manual and required
19	vehicular and pedestrian improvements, will result in development that improves the
20	appearance of the Route 1 streetscape, enhances traffic safety and better
21	accommodates public transit and pedestrian travel.
22	Many parcels in the CE District were developed before this district was created. It is
23	not the intent of these requirements to disallow the continued use of sites developed
24	prior to the CE District. The intent of this district will be achieved by bringing sites
25	into compliance with these requirements and the standards of the Route 1 Manual as
26	uses are redeveloped or expanded.
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.
31	4. Banks, savings and loan associations, investment companies, credit unions
32	brokers and similar financial institutions without drive-through lanes.

 Blueprinting, printing, duplicating or engraving services. Breweries that manufacture 22,500 barrels or less of fermented malt beveraper year. Carnivals and fairs sponsored by and operated on a nonprofit basis for the bern of charitable, social, civic or educational organizations, subject to requirements of Section 128.0.D. Catering establishments and banquet facilities. Child day care centers and nursery schools. Commercial communication antennas. Commercial communication towers with a height of less than 200 feet measu from ground level, subject to the requirements of Section 128.0.E.2 and 128.0. Conservation areas, including wildlife and forest preserves, environme management areas, reforestation areas, and similar uses. Data processing and telecommunication centers. Flex space. Food and drink production, processing, packaging and distribution for d products, food products, bakery products, nonalcoholic beverages, spices, ice meats, excluding slaughtering.
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20 meats, excluding slaughtering.
21 18. Furniture, appliance and business machine repair, furniture upholstering
22 similar services.
23 19. Government structures, facilities and uses, including public schools
24 colleges.
25 20. Hotels, motels, conference centers, and country inns.
26 21. Housing Commission Housing Developments, subject to the requirement
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.

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"

I certify the		true co CBLe		2026	1
passed on	Dece	mber	12	120	24
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		Cour	icil Ad	lminist	rator

Introduced 1	04.2024
Public hearing	
Council action	
Executive action	
Effective date	

County Council of Howard County, Maryland

2024 Legislative Session

Legislative day # 12

BILL NO. <u>64</u> – 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, 2024. Ordered posted and hearing scheduled.
By other Muchelle 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 thisday of, 2024 at a.m./p.m.
By order
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	Sectio	n 1. Be it enacted by the County Council of Howard County, Maryland, that the
2	Howa	rd County Zoning Regulations are hereby amended as follows:
3		
4	By Ad	ding:
5	Se	ction 127.2: " 🍊 (Corridor Employment) District"
6	Su	bsection B: "Uses Permitted as a Matter of Right"
7	Nı	umber 45: "Warehousing, within a flex space".
8		
9		HOWARD COUNTY ZONING REGULATIONS
10		
11		SECTION 127.2: CE (Commercial Employment) District
12		Description
13	А.	Purpose
14		The CE District is intended to encourage the development and redevelopment of
15		employment land near U.S. Route 1. Development in the CE District should provide
16		for new office, flex, and light industrial uses, while reducing the spread of strip
17		commercial development and encouraging consolidation of fragmented parcels. The
18		requirements of this district in conjunction with the Route 1 Manual and required
19		vehicular and pedestrian improvements, will result in development that improves the
20		appearance of the Route 1 streetscape, enhances traffic safety and better
21		accommodates public transit and pedestrian travel.
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22		Many parcels in the CE District were developed before this district was created. It is
23		not the intent of these requirements to usallow the continued use of sites developed
24		prior to the CE District. The intent of this district will be achieved by bringing sites
25 26		into compliance with these requirements and the standards of the Route 1 Manual as
26		uses are redeveloped or expanded.
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 nonperiod 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 telepommunication centers.
18	15.	Day treatment or care racility.
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 upholstering 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.

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 Schools, private academic, including colleges and universities. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D. Service agencies. Sign-making shops. 	20	36. Rooftop solar collectors and ground-mount solar collectors.
 39. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D. 40. Service agencies. 41. Sign-making shops. 	21	37. Schools, commercial.
24the requirements of Section 128.0.D.2540.Service agencies.2641.Sign-making shops.	22	38. Schools, private academic, including colleges and universities.
2540.Service agencies.2641.Sign-making shops.	23	39. Seasonal sales of Christmas trees or other decorative plant materials, subject to
26 41. Sign-making shops.	24	the requirements of Section 128.0.D.
	25	40. Service agencies.
42. Transitional Mobile Home Parks which meet the requirements of Section 127.2.	26	41. Sign-making shops.
3	27	

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		

Section 2. Be it further enacted by the County Council of Howard County Caryland, that
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, 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