

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

County Council of Howard County, Maryland

2012 Legislative Session

Legislative day # 2

BILL NO. 7 – 2012 (ZRA – 119)

**Introduced by: The Chair at the Request of
Cynthia Lynn and David Lynn**

AN ACT amending the Howard County Zoning Regulations to amend the Conditional Uses Section to establish a new Conditional Use category that allows boutique hotels under certain conditions; and generally related to boutique hotels.

Introduced and read first time _____, 2012. Ordered posted and hearing scheduled.

By order _____
Stephen LeGendre, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2012 and concluded on _____, 2012.

By order _____
Stephen LeGendre, Administrator to the County Council

This Bill was read the third time _____, 2012 and Passed ____, Passed with amendments ____, Failed ____.

By order _____
Stephen LeGendre, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2012 at _____ a.m./p.m.

By order _____
Stephen LeGendre, Administrator to the County Council

Approved/vetoed by the County Executive on _____, 2012.

Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law.
~~Strikeout~~ 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 Howard
2 County Zoning Regulations are hereby amended to read as follows:

3
4 *By renumbering*

5 *Section 131 “Conditional Uses”*

6 *Subsection N. “Conditional Uses and Permissible Zoning Districts”*

7 *Numbers 11 – 58 to be 12 - 59*

8
9 *By adding:*

10 *Section 131 “Conditional Uses”*

11 *Subsection N. “Conditional Uses and Permissible Zoning Districts”*

12 *A new number 11*

13
14
15 **Howard County Zoning Regulations**

16
17 **SECTION 131: Conditional Uses**

18
19 **N.** The Hearing Authority may grant conditional uses in the specified districts in accordance with the
20 following minimum criteria.

21
22 **11. BOUTIQUE HOTEL**

23 A CONDITIONAL USE MAY BE GRANTED IN THE R-12 DISTRICT FOR A BOUTIQUE HOTEL,
24 PROVIDED THAT:

25
26 **A.** THE MINIMUM LOT SIZE SHALL BE 1 ACRE. THE MAXIMUM LOT SIZE SHALL BE 2
27 ACRES. THE PARCEL SHALL HAVE FRONTAGE ON AND DIRECT ACCESS TO AN
28 ARTERIAL ROAD DESIGNATED IN THE GENERAL PLAN.

29
30 **B.** ACCESSORY LIMITED OUTDOOR SOCIAL ASSEMBLY USES ARE NOT PERMITTED.
31 HOWEVER, INDIVIDUAL GUESTS MAY USE OUTDOOR SPACES.

32
33 **C.** THE HEARING AUTHORITY MAY ESTABLISH LIMITATIONS ON THE SIZE AND
34 FREQUENCY OF INDOOR EVENTS WITH FOOD AND DRINK.

35
36 **D.** THE FRONT SETBACK FOR PARKING SHALL BE THE SAME AS THE FRONT SETBACK

1 FOR STRUCTURES.

2
3 E. THE OWNER OF THE BOUTIQUE HOTEL SHALL RESIDE ON THE PROPERTY. THE
4 HEARING AUTHORITY MAY PERMIT THE OWNER TO RESIDE OFF-SITE AND ALLOW
5 A SPECIFIC OWNER'S AGENT IF THE HEARING AUTHORITY FINDS THAT SUCH AN
6 ARRANGEMENT WILL ENSURE THAT THE USE WILL BE PROPERLY MAINTAINED
7 AND MANAGED IN ACCORDANCE WITH ALL CRITERIA AND CONDITIONS.

8
9 F. THE MAXIMUM FLOOR AREA RATIO ("FAR") FOR THE BOUTIQUE HOTEL SHALL
10 BE 0.5 FAR.

11
12 G. THE USE SHALL HAVE A MINIMUM OF 15 HOTEL ROOMS AND A MAXIMUM OF 20
13 HOTEL ROOMS.

14
15 H. ON-SITE HOTEL PARKING MUST MEET MINIMUM PARKING REQUIREMENTS FOR
16 HOTEL AND MOTEL USES, ALTHOUGH THE HEARING AUTHORITY MAY REQUIRE
17 ADDITIONAL PARKING SPACES. THERE SHALL BE NO OFF-SITE AND VALET
18 PARKING.

19
20 I. MEALS MAY BE SERVED, HOWEVER, THERE SHALL BE NO PUBLIC RESTAURANT
21 USE.

22
23 J. THERE SHALL BE NO NEW BOUTIQUE HOTEL APPROVED ON ANY PROPERTY
24 LOCATED WITHIN 1,000 FEET OF A PROPERTY WITH AN EXISTING APPROVED
25 BOUTIQUE HOTEL.

26
27
28 ***Section 2. Be it further enacted*** by the County Council of Howard County, Maryland,
29 *that the Director of the Department of Planning and Zoning is authorized to publish this*
30 *Act, to correct obvious errors in section references, numbers and references to existing*
31 *law, capitalization, spelling, grammar, headings and similar matters.*

32
33 ***Section 3. And be it further enacted*** by the County Council of Howard County,
34 *Maryland, that the provisions of this act shall become effective 61 days after enactment.*