

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

County Council of Howard County, Maryland

2009 Legislative Session

Legislative day # 3

BILL NO. 9 – 2009 (ZRA – 101)

**Introduced by: The Chair
at the request of Peralynna Properties, Inc.**

AN ACT amending the Howard County Zoning Regulations to establish a new Boutique Hotel Conditional Use in the R-12 Zoning District; and generally relating to the Boutique Hotel Conditional Use.

Introduced and read first time _____, 2009. Ordered posted and hearing scheduled.

By order _____
Stephen M. 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 _____, 2009 and concluded on _____, 2009.

By order _____
Stephen M. LeGendre, Administrator to the County Council

This Bill was read the third time _____, 2009 and Passed __, Passed with amendments __, Failed __.

By order _____
Stephen M. LeGendre, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2009 at _____ a.m./p.m.

By order _____
Stephen M. LeGendre, Administrator to the County Council

Approved/vetoed by the County Executive on _____, 2009.

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.

Section 1. *Be it enacted* by the County Council of Howard County, Maryland, that Number 17
“Country Inn”, of Subsection N “Conditional Uses and Permissible Zoning Districts”, of
Section 131 “Conditional Uses” of the Howard County Zoning Regulations is hereby amended
to read as follows:

Howard County Zoning Regulations

SECTION 131: Conditional Uses

N. Conditional Uses and Permissible Zoning Districts

17. Country Inn OR BOUTIQUE HOTEL

- A A conditional use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-A-15, RMH or HO Districts for the conversion of an historic structure to a country inn, provided that:
- 1[[a]]. The building is a historic structure as defined in these regulations;
- 2[[b]]. Principal and accessory uses shall be identified on the site plan submitted with the application. Accessory uses, not including outdoor recreational areas for use by guests of the inn, shall be limited to an area no greater than 25 percent of the total floor area of all buildings;
- 3[[c]]. If a public restaurant is part of the country inn, the minimum lot size shall be 3 acres unless the parcel has frontage and direct access to a collector or arterial road designated in the General Plan.
- 4[[d]]. Extension or enlargement of the principal historical structure and all accessory structures may not exceed fifty percent of the gross floor area of each individual building above that which Existed on

1 February 8, 1982, when the category for country inns was added to
2 these regulations.

3
4 5[[e]]. Exterior alterations to the structure and site are approved by the
5 Historic District Commission as architecturally compatible with
6 the historic structure.

7
8 6[[f]]. Outdoor uses, including loading and refuse storage areas and
9 outdoor reception or restaurant areas, will be located and designed
10 to shield residential property from noise or nuisance and screened
11 from adjacent residential properties.

12
13 B. A CONDITIONAL USE MAY BE GRANTED IN THE R-12 DISTRICT FOR A
14 BOUTIQUE HOTEL, PROVIDED THAT:

- 15 1. THE MINIMUM LOT SIZE SHALL BE 1 ACRE, AND THE PARCEL SHALL
16 HAVE FRONTAGE AND DIRECT ACCESS TO A COLLECTOR OR
17 ARTERIAL ROAD DESIGNATED IN THE GENERAL PLAN.
- 18
19 2. THE MINIMUM LOT SIZE FOR ACCESSORY OUTDOOR SOCIAL
20 ASSEMBLY USES IS 5 ACRES OR GREATER.
- 21
22 3. THE FRONT SETBACK FOR PARKING SHALL BE THE SAME AS THE
23 FRONT SETBACK FOR STRUCTURES.
- 24
25 4. THE OWNERS OF THE BOUTIQUE HOTEL SHALL RESIDE ON THE
26 PROPERTY.
- 27
28 5. THE TYPES OF PRINCIPAL AND ACCESSORY USES AND THE LEVEL OF
29 ACTIVITY ON THE SITE ARE SPECIFIED, WHICH MUST INCLUDE BUT IS
30 NOT LIMITED TO THE FREQUENCY OR LENGTH OF INDOOR MEETINGS

1 OR EVENTS, THE MAXIMUM NUMBER OF DAY AND OVERNIGHT
2 GUESTS, AND THE USES OF OUTDOOR AREAS.

3
4 6. THE MAXIMUM FLOOR AREA RATIO (“FAR”) FOR THE BOUTIQUE
5 HOTEL SHALL BE 0.40 FAR.

6
7 7. THE USE SHALL HAVE LESS THAN 20 GUEST ROOMS.

8
9 8. ON-SITE PARKING MUST BE PROVIDED IN COMPLIANCE WITH THE
10 MINIMUM PARKING REQUIREMENTS FOR HOTEL OR MOTEL USES.

11
12 9. THERE SHALL BE NO PUBLIC RESTAURANT USE.

13
14 ***Section 2. And be it further enacted by the County Council of Howard County, Maryland, that***
15 ***the provisions of this act shall become effective 61 days after enactment.***
16
17