

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

County Council of Howard County, Maryland

2015 Legislative Session

Legislative day # 8

BILL NO. 38 – 2015 (ZRA – 157)

**Introduced by the Chairperson
at the request of Demirel Plaza, LLC**

AN ACT amending the Howard County Zoning Regulations' OT (Office Transition) District to add Personal Service Establishments as a permitted use; and generally relating to the OT (Office Transition) District.

Introduced and read first time _____, 2015. Ordered posted and hearing scheduled.

By order _____
Jessica Feldmark, 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 _____, 2015 and concluded on _____, 2015.

By order _____
Jessica Feldmark, Administrator to the County Council

This Bill was read the third time _____, 2015 and Passed ____, Passed with amendments ____, Failed ____.

By order _____
Jessica Feldmark, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2015 at _____ a.m./p.m.

By order _____
Jessica Feldmark, Administrator to the County Council

Approved/vetoed by the County Executive on _____, 2015.

Allan H. Kittleman, 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:

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4 By amending:

5 Section 117.3: “OT (Office Transition) District”

6 Subsection A. “Purpose”

7 Subsection C. “Uses Permitted as a Matter of Right”

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Howard County Zoning Regulations

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SECTION 117.3: OT (OFFICE TRANSITION) DISTRICT

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A. Purpose

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The OT District is established to allow low-impact office AND PERSONAL SERVICE uses adjacent to areas of residential zoning. The OT District is a floating district that will provide a transition along the edges of residential areas impacted by nearby retail/employment areas or arterial highways carrying high volumes of traffic. The standards of this district should result in small-scale office buildings AND PERSONAL SERVICE ESTABLISHMENTS on attractively-designed sites that are compatible with neighboring residential uses.

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C. Uses Permitted as a Matter of Right

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1. Animal hospitals, completely enclosed.
2. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4.
3. One dwelling unit per business establishment within the same structure, provided the dwelling unit does not exceed 50% of the floor area of the structure.
4. Government structures, facilities and uses, including public schools and colleges.
5. Offices, professional and business.
6. PERSONAL SERVICE ESTABLISHMENTS.

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7. [[6]].Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.

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