

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov FAX 410-313-3467 TDD 410-313-2323

April 17, 2015

TECHNICAL STAFF REPORT

Petition Accepted on March 17, 2015 Planning Board Meeting of May 7, 2015 County Council Hearing to be scheduled

Case No./Petitioner: ZRA - 155 - Jonathan L. Miller and Sonya A. Miller

Request:

To amend Section 131.0.N. of the Zoning Regulations to allow certain properties, located in the R-20 zoning district to be eligible to apply for Conditional Use approval of a homebased contractor business.

Department of Planning and Zoning Recommendation:

DENIAL

I. DESCRIPTION OF PROPOSAL

- The Petitioner proposes one amendment to the Zoning Regulations. The proposal would amend Section 131.0.N. of the Zoning Regulations, which outlines Conditional Uses and Permissible Zoning Districts.
- The amendment would modify Section 131.0.N.28 of the zoning regulations to allow properties that are two acres or greater is size and located in the R-20 zoning district to apply for a Conditional Use for a home-based contractor.
- The amendment would also modify Section 131.0.N.28 of the zoning regulations to add specific structure and parking setback requirements for home-based contractor uses in the R-20 zoning district, and modify the chart outlining Conditional Uses and permissible zoning districts in Section 131.0.N. of the Zoning Regulations to add home-based contractors (Attachment A).
- The Petitioner's complete proposed amendment text is attached to this Technical Staff Report as Attachment B (Petitioner's Proposed Text).

II. EXISTING REGULATIONS

- Home-Based Contractors was added as a Special Exception to the Howard County Zoning Regulations under ZB 928 R&M on September 18, 1992.
- Section 131.0.N.28 of the Howard County Zoning Regulations does not currently permit Home-Based Contractors as a Conditional Use in the R-20 (Residential: Single) zoning district.

III. BACKGROUND INFORMATION

A. Scope of Proposed Amendments

The proposed amendment could apply to any property within the County which is zoned R-20 (Residential: Single), and at least 2 acres in size.

B. Agency Comments

Comments from all applicable agencies have not yet been received. Any substantive comments received from these agencies before the Planning Board Public Hearing will be forwarded to the Planning Board members before the hearing date.

IV. EVALUATIONS AND CONCLUSIONS

- The Petitioner claims that "the current regulatory scheme unnecessarily creates significant *location inefficiencies* because without justification it mandates a significant geographical separation between Home Based Contractor businesses and the vast majority of residences and businesses that they serve which are by design located within the PSA." However, Section 128.0.C.2. of the Howard County Zoning Regulations (Attachment C) already allows Home-Based Contractors on lots 2 acres or larger in the R-20 zoning district provided that they meet certain criteria. Therefore, even without the proposed amendment, home based contractors may be located in the R-20 zoning district, and in close proximity to businesses and residences in which they serve.
- Contractor's offices are also currently permitted as a matter of right in the BR (Business Rural), M-1 (Manufacturing: Light), and M-2 (Manufacturing: Heavy) zoning districts. These are zoning districts that may, in some cases, be close in proximity to residential zoning districts, but are more amenable to a contractor's office which is typically associated with large equipment, construction vehicles, and a high volume of traffic.
- Contractor's offices are also currently permitted as a Conditional Use in the RC (Rural: Conservation) and RR (Rural: Residential) zoning districts, which in some cases are in very close proximity to other residential zoning districts.
- The proposed amendment would conflict with Plan HOWARD 2030 (General Plan) Policy 6.4, which states that we should "Establish policies to protect and promote commercially and industrially zoned land for future job and business growth opportunities." The proposed amendment would encourage contractors to conduct business in residentially zoned R-20 districts, and discourage the establishment of new contractor's offices in industrial and commercial zoned areas where the use is intended and much more appropriate.

V. RECOMMENDATION

DENIAL

For the reasons noted above, the Department of Planning and Zoning recommends that ZRA-155 be **DENIED.**

Marsha S. McLaughlin, Director Date

NOTE: The file is available for public review at the Department of Planning and Zoning Public Information Counter.

ZRA 155 – Attachment A (Red check mark indicates addition)

Age-Restricted Adjuit Housing	Canditional Ha								i chec	11 11111						<u>/</u>	ts														
Seg-Historited Point Housing Abruel Historing and Segmental Housing Abruel Historing and Segmental Historing Segmental Historing and Segmental Historing Segmental	Conditional Use	RC	RR	R-ED	R-20	R-12	R-SC	R-SA-8	R-H-ED	R-A-15	R-APT	R-MH	R-SI	R-VH	CCT	TOD	CAC	TNC	PGCC	НО	нс	POR	PFC	RR	ОТ	R_1	B-2	SC	N/L-1	8/1-2	CE
Agentesines Arricraft aunofing and Storage Areas (Private Ownership) Antique Shops, Art Gallerles and Carl's Thorage Antique Shops, Art Gallerles and Carl's Thorage Antique Shops, Art Gallerles and Carl's Thorage Assert Shop, Hart Solven and Similar Personal Sarvice Racillities Barter Shop, Hart Solven and Similar Personal Sarvice Racillities Barter Shop, Hart Solven and Similar Personal Sarvice Racillities Barter Shop, Hart Solven and Similar Personal Sarvice Racillities Barting of Spring or Well Water Bases, Board, For Recreasional Vehiclass (Commercial Storage Lotis Camerteris and Massaceure Chartalitie or Philamstropic Institutions Child Day Care Centres and Nursery Schools, Day Treatment and Care Facilities Barting of Spring or Vehiclass (Commercial Storage Facility Compositing Facility Compositing Facility Compositing Facility Commercial Storage Facility Compositing Facility Compositing Facility Commercial Storage Facility Compositing Facility Commercial Storage	Age-Restricted Adult Housing			1	1	1	✓	✓	V	1	~		177						1.000	1	110	1.01	1	JUN	<u> </u>		√ _	30	IAI-T	141-5	CE
Storage Areas Private Ownership Androw Shops, Are Galleries Androw Shops, Are Galleries Androw Shops, Are Galleries Androw Shops, Are Galleries Abref Shop, Area Shops Abhelic Facilities, Outdoore Barber Shop, Britis Shon, and Smillar Personal Sardree Facilities Bed and Breakfast fines Bed shops, Area Shops for the resistant of the vertical strains of the str		1	/				60,4550	11/8/19	aviseis.	9.442.534.4	indica.	1000	1 28-10	25 20 25 20 25 20 25 20 25 25 25 25 25 25 25 25 25 25 25 25 25				35000	3551 (CS)	1000		848780	2000	9020	ŝuić.	1000000	ants.	63550		84588	Servet 25
Storage Areas Pinceta Dymershipl Annina Hospitals Andique Stops, Art Gallerias Andicart Stops, and Gallerias Andicart Stops, and Gallerias Andicart Stops, and Gallerias Andicart Stops, and Gallerias Ander Stop, Natir Salon, and Similar Personal Service Pacificias Bact Stop, Start Start Start Bact Stop, Start Start Start Bact Stop, Start Start Start Vehicles (Commercial Storage Lots) Cemeratins And Buscleums Child Day Care Centres and Nursery Compositing Facility Communication Towers Composing Facility Courty Inn Develling Accessory Family Som Teant House Past Road Restaurant Courted Insurant Start Bact Stop Restaurant Courted Insurant Start Courted Start Start Start Courted Start Start Care Start St	Aircraft Landing and	_						1															2,11,011			117,000	31001100	7.5321.5	11171111111	0.000	g Arved Aus
Antique Shope, Art Callerles and Craft Rises Archetic Fucilities, Outdoor Barbes Shop, Hair Saxon, and Saxon, and Saxon, and Saxon, Refreshing Saxon, Saxon, Hair Saxon, and Saxon, Refreshing Saxon, Saxon	Storage Areas (Private Ownership)	Ľ													1																
and Craft Stops Affeltic Redities, Outdoor Barbert Stop, Hair Salon, and Smith Personal Sorvice Pacifilities Sed and Sreakfast Inns Sed a	Animal Hospitals	1	1	類類類				100000000000	y de la company	jerijeke)	2010/00/04	63/20/20/20	6729		saddte Zaskasi	Arevis t	6,02		950000	9884	1 25517	ARA		1404	450	2000		20.000 E	1982	4456	250 1
and Carla Shops Anthetic Facilities, Outdoor Barber Rhop, Hair Salon, and Smriller Annotal Service Pacifilities Sed and Breakfast Inns Senting of Spring or Well Water Buses, Boats, or Recreational Vehicles (Commercial Storage Ins) Cemetarics and Mausoleums Charattale or Philimshop of Institutions Officer and Educat Innal Programs Officer and Educat Innal Programs Officer and Educat Innal Programs Child Day Care Centros and Norsery Schools, Day Threament and Care recibilities Commendation Towers Commendation Commendation Towers Commendation T																			*10		2012/20	10000000000		1	7800.516		102-710-03-	1002004	200 0100000	46.052.53	1,000 GEV 5.65
Barber Shop, Nair Salon, and Smillings		ľ	*																												
Similar Personal Service Facilities Sottling of Soring or Well Water Southing of Soring or Well Water Suses, Soats, or Recreational Vehicles (Commercial Storage Lots) Cemeteries and Mausoleums Offices and Educational Programs Offices and Educational Programs Offices and Educational Programs Offices and Educational Programs Conflict Day Crane Centers and Musuery Schools, Day Treatment and Care Racilities Communication Towers Communication Towers		V	1	✓	✓.	~	✓	✓	1	✓	1	✓	1000	(6) kg/	35/88	(CASE)	Semi-	9000	\$100 mgs	9995	4000	\$4890 (6898)	99999	18114	(880)	200	Signal of the same		250,000	igaga.	Single Ad
Similar Personal Service Realities Bottling of Spring or Well Water Southing of Spring or Well Water Sues, Soats, or Recreationals Vehicles (Commercial Storage Lots) Cemercias and Mauscleums Commercial Storage Activity Commercial Storage Spring Communication Towers Composition Storage Facility Country Inn Develing, Accessory Family Vehicles (Commercial Spring Spring) Country Inn Develing, Accessory Family Vehicles (Commercial Spring Spring) Country Inn Develing, Accessory Family Vehicles (Commercial Spring Spring) Country Inn Develing, Accessory Family Vehicles (Commercial Spring Spring) Country Inn Develing, Accessory Family Vehicles (Commercial Spring Sp	Barber Shop, Hair Salon, and	1			1												20.000				1 - 1 - 2 - 2 - 2	-	c 2000 2000	300000	2000	12/1/12/2	STA GE	20/02/2	eg traser.	\$27.75 NO	
Bottling of Soring or Well Mater Susses, Boats, or Recreational Vehicles (Commercial Storage labs) Cemeteries and Meuscleums An All Meuscleums	Similar Personal Service Facilities	Ľ	•		· · ·				-																						
Buses, Posts, of Recreational Vehicles (Commercial Storage Lots) Vehicles (Vehicles Commercial Storage Lots) Vehicles (Commercial Storage Lots) Vehic		1	1	1	1	1	1		freezansky sussiyeansky		511.5950 (575.0) 2017,017,01950			1	e de la companya della companya della companya de la companya della companya dell	10-100-110 100-110-110 100-110-110-110		4063	12 A 10 A	10000	10000		90800		272	37.550			1000	448	\$822 E
Vehicles (Commercial Storage Lots) Cemetaries and Mausoleums Charlable or Philanthropic Institutions: Offices and Educational Programs Charlable or Philanthropic Institutions: Offices and Educational Programs Child Day Care Centers and Nursery Schools, Day Treatment and Care Facilities Communication Towers Communication Towers Communication Towers Compositing Facility Country Inn Develing, Accessory Family Fam Tenant House Fast Food Restaurant Funeral House Gases, Non-Toxic Inustrial (Manufacture, Sale, Storage) and Distribution) Gases, Non-Toxic Inustrial (Manufacture, Sale, Storage) and Distribution) Gasoline, Fuel Dil, Liquified Fetroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses V. V		1	✓					l																			journa a	1227 1.12		5444550	20000000000
Cemerates and Mausoleums		3888	900		35463		2000	100000000000000000000000000000000000000	10000000	300600000		900000		ACTAINT ACTAINT	£	4927/33	18908	1666	1977/22		1 9293	2850KB	7/30	2000	8000		8971	12500	Sukread.	Same.	3693-66
Chartacter Storage Facility Communication Towers Composting Facility Communication Towers Composting Facility Communication Towers Composting Facility Communication Towers Composting Facility Country Inn Develling, Accessory Family Farm Tenant House Fast Food Restaurane Fineral Homes and Mortagres Sale, Storage, and Distribution) Gasoline, Fuel Oil, Liquiffed Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Guest House Home Based Contractors Home Based Contractors Home Based Contractors Home Countractors Home Based Contractors Home Countractors Home Based Contractors Home Countractors Home Countractors Home Based Contractors Home Countractors Home Based Contractors Home Countractors Home Cou	Vehicles (Commercial Storage Lots)									10000000																	✓				
Charitable or Philianthropic Institutions: Offices and Educational Programs Child Day Care Centers and Nursery Schools, Day Treatment and Care Facilities Communication Towers Composting Facility Composting Facility Country Inn Dwelling, Accessory Family Farm Tenant House Fast Food Restaurant Sale, Storage, and Distribution) Gasoline, Fuel Oil, Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasione Service Stations Guest House Home Based Contractors Home Decupations V V V V V V V V V V V V V V V V V V V	Cemeteries and Mausoleums	✓	✓	✓	✓	1	1	√	✓	1	√	1	V	1	1					1	1	1		1		1	\	√	1	1	
Offices and Educational Programs Child Day Crac Centers and Nursery Schools, Day Treatment and Care Facilities Communication Towers Composting Facility Common V V V V V V V V V V V V V V V V V V V		1		,	,	,		Towers of		0.0000000						3376 338	X20035	348348	A DESCRIPTION OF THE PERSON OF	10073	32100	\$200.00	10.5%	wo.	200	14944	785 VE		800E	50000	White of
Schools, Day Treatment and Care Facilities Communication Towers Facility Communication Towers Facility Contractor Storage Facility Contractor	Offices and Educational Programs																32016														
Facilities Communication Towers Composting Facility Contractor Storage Facility Country inn V V V V V V V V V V V V V V V V V V																					1		12.00			202222	(N. C. 1975)	201210	The rest of the	1212 1112	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Communication Towers Composting Facility Country Inn Owelling, Accessory Family Country Inn Owelling, Accessory Family Fast Food Restaurant Funeral House Fast Food Restaurant Funeral Homes and Mortuaries Gases, Non-Toxic Inustrial (Manufacture, Sale, Storage, and Distribution) Gasoline, Fuel Oil, I Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline, Fuel Oil, I Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline, Fuel Bulk Storage of Gasoline Fuel Bulk Storage of G	Schools, Day Treatment and Care	1	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓						1	1	ŀ									
Composting Facility Contractor Storage Facility Country Inn V V V V V Dwelling, Accessory Family Parm Trenant House V V V V Farm Trenant House V V V V Farm Trenant House V V V V Farm Trenant House Funeral Homes and Mortuaries Gases, Non-Toxic Inustrial (Manufacture, Sale, Storage, and Distribution) Gasoline, Fuel Oil, Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses V V V V V V V V V V V V V V V V V V V	Facilities																														
Composting Facility Contractor Storage Facility Country Inn V V V V V V Dwelling, Accessory Family Farm Tenant House Farm Tenant House Fast Food Restaurant Funeral Homes and Mortuaries Gases, Non-Toxic Inustrial (Manufacture, Sale, Storage, and Distribution) Gasoline, Fuel Oil, Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses Golf Courses Historic Building Uses Historic Building Uses Home Based Contractors Junk Yard Kennels and Pet Grooming Establishments Landscape Contractors V V V V Kennels and Pet Grooming Establishments Landscape Contractors V V V V V V V V V V V V V V V V V V V	Communication Towers	1	1	4	✓	1	✓	✓	V	1	✓	✓			68.835	and the	- - (50.000)	1892.54	1	1000		1	1	1	33500	1	1	1	200000	78868	1
Country Inn Dwelling, Accessory Family V V V V	Composting Facility	1															201012 410		0123230013	2001.00			21.249		1,00500	ELALUSA.			(CANADA)	2002020	194,03
Dwelling, Accessory Family Fam Tenant House Fast Food Restaurant Funeral Homes and Mortuaries Gases, Non-Toxic Inustrial (Manufacture, Sale, Storage, and Distribution) Gassoline, Fuel Oil, Liquiffed Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses Guest House Historic Building Uses Home Decupations Junk Yard Kennels and Pet Grooming Establishments Landscape Contractors V V V V V V V V V V V V V V V V V V V	Contractor Storage Facility	W.A.				/ 320ES	ginga.	- 200 (100 AND 100 AND	y White	\$000m000	en leneraliste	500 pp. 113	1000 sarv	opiny ketti	69000			45000	02424050		9370.6	1/date	1911	910%	948		V	4979	50250	Staged	400 8
Farm Tenant House Fast Food Restaurant Funeral Homes and Mortuaries Gases, Non-Toxic Inustrial (Manufacture, Sale, Storage, and Distribution) Gasoline, Fuel Oil, Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses Guest House Historic Building Uses Home Based Contractors V V V V V V V V V V V V V V V V V V V	Country Inn	1	✓	✓	√	1	1														11-2	1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	7		1 40000	40.00	3000000	DESCRIPTION OF	10000000	220,000	500 C
Fast Food Restaurant Funeral Homes and Mortuaries Gases, Non-Toxic Inustrial (Manufacture, Sale, Storage, and Distribution) Gasoline, Fuel Oil, Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses Guest House Historic Building Uses Home Based Contractors Junk Yard Kennels and Pet Grooming Establishments Landscape Contractors V V V V V V V V V V V V V V V V V V V	Dwelling, Accessory Family	1	1	4	✓	1		Aleksan erit. Aleksan Gasa	400000	Parasa Assass			10016	20100 V. 1410 1400 V. 1504	4500mm 3300mm	100 miles		2410		786	100 Sec.	Section	i kerant	30.00	12878	50.53	82.5%	district	0.000	50054	distra
Funeral Homes and Mortuaries Gases, Non-Toxic Inustrial (Manufacture, Sale, Storage, and Distribution) Gasoline, Fuel Oil, Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses Golf Courses Golf Courses Historic Building Uses Historic Building Uses Home Based Contractors Home Occupations	Farm Tenant House	✓	√																			121112011	3 10 500.000	100000	13/13/13	200000	19825-005	(1000*2.1)	1414-1414	(atamery)	attanga dy
Funeral Homes and Mortuaries Gases, Non-Toxic Inustrial (Manufacture, Sale, Storage, and Distribution) Gasoline, Fuel Oil, Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses Guest House Historic Building Uses V V V V V V V V V V V V V V V V V V V	Fast Food Restaurant	W.F				55465	0000000			g/salasiy	A STATE OF	greene.		482488	(\$100);	2001 NO	9216	X349785	10711872	- 650 to	1000	guestini.	0.000000	99/37		1	.95946)	(1440)	1	1	-8000 pe
Sale, Storage, and Distribution) Gasoline, Fuel Oil, Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses Golf Courses Guest House Historic Building Uses Home Based Contractors Home Occupations Junk Yard Kennels and Pet Grooming Establishments Landscape Contractors V V V V	Funeral Homes and Mortuaries	✓	✓	✓	✓									.,						S 10 10 10 10 10	1 22 2 2 2	1017-01		200000	1.3.4%	21-2	(Sec) rusti	Appetito		21444	
Sale, Storage, and Distribution) Gasoline, Fuel Oil, Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses Golf Courses Guest House Historic Building Uses Home Based Contractors Home Occupations Junk Yard Kennels and Pet Grooming Establishments Landscape Contractors V V V V		0000			500 Sept	457/2/4/2		estrationalia Territoria	0.000.7400.0			200305					924244V			1	10000		10/20	1000	173.6	100000	(27 %)		Sister.	4000	8048 A
Gasoline, Fuel Oil, Liquified Petroleum, and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses Guest House Historic Building Uses Historic Building Uses Home Based Contractors Junk Yard Kennels and Pet Grooming Establishments Landscape Contractors V V V V V V V V V V V V V V V V V V V	Gases, Non-Toxic Inustrial (Manufacture,									1 2 m																				/	
and Compressed Natural Gas, Bulk Storage of Gasoline Service Stations Golf Courses V V V V V V V V V Guest House Historic Building Uses V V V V V V V V V V V V V V V V V V V	Sale, Storage, and Distribution)																						100								
Storage of	Gasoline, Fuel Oil, Liquified Petroleum,						T														* *******				3.000		Softwa	20040	10000000	Program	10000
Storage of Gasoline Service Stations Gasoline Service Stations Gasoline Service Stations Gasoline Service Stations Golf Courses Gasoline Service Stations Gasoline Service Stations Gasoline Service Stations Gasoline Service Stations Gasoline Service	and Compressed Natural Gas, Bulk	ĺ																									1		/	/	
Golf Courses	Storage of	ĺ																													
Golf Courses	Gasoline Service Stations				2000 2000			100000000		34000000		20100000	. Vakaz	nii inii inii inii inii inii inii inii	100 Mg	V. 100 (A)	(KA)	\$55.00E	VN HORSE	30,0	16669	2000 to 2		87508	1500	19869	1	1	1	1	essent és
Historic Building Uses	Golf Courses	✓	✓	✓	✓	✓	1	✓							6511111			1,722,712	N. J.		- 75-28%	Literature (Alexander)		9 400100	4,952.5	243504	271 234	847.454	en gan	150 t. 40	201,902,400
Home Based Contractors V	Guest House	335A	500	AND THE		1	975	2057/2012	940040000	5/35/8597	9/15/9/9/9/9	60 MARK		desiração.	(12.22) (12.22)	99499	Below	45,000	(A) (C)	40.12	1000	28[36]	19900	202	49.24	detti	0.24	18/E/4	有管理	2402	54/GD 95
Home Based Contractors	Historic Building Uses	1	✓	✓	1	1	1	√	1	1	1	1					g jerje sol	100000		3 33 3 3 3 3	1,042,000	1		9000	i azorteg	√	~ × × × ×	on other	1		Anida Mi
Junk Yard Kennels and Pet Grooming Establishments Landscape Contractors	Control of the Contro	1	✓	1	\$22 Heavy (1) \$25 Green (1)		50000		2000		1.05		135000	(E) 472	2000	38.56	1500	163.45		1000	10200	86892		38.74	355.0	10000	97,53	jesić:	7///3/2	2000	800×100
Junk Yard Kennels and Pet Grooming Establishments Landscape Contractors V. V.	Home Occupations	1	1	1	V	√	1	✓	✓	1	✓	1		✓		1	√	✓	√	u ositiiti.	10,400	1000000000	quintil afe	s 200000	a og stella	annes)	-915 DE JE	10953/mi	1960,000	26/32/3	5000 40
Kennels and Pet Grooming Establishments Landscape Contractors		9300	19/30)		£392	- ALCOHOL:	502906	51450 TEST	616U60	a his wifile	green erek	20,650	1389	8847837	200	49///39	288976 288976	88403	185 (Feb.)	6,85876	l seen	Silliosas	100000	38/30	WK18	22/28		isisia	952200	1	78488 34
Establishments Y Y Y Y Landscape Contractors Y X X X X X X X X X X X X X X X X X X												1		1.00000000000		11,523111.	, with the state	11101110	uns de sen 63	12000		245-62-656	<u> </u>	of 2000 to	10000	10,97545	ses _e cols	1527557	i di salat	**************************************	120027 334
Landscape Contractors		'	🗸		1																					1					
		1	1			100	1000	212362	81657672		J. 100 ANGE (The same	10000	100 000	2000	450000	16.70	155.55	i da en da k	7,370.0	101516	35055A	S SECTION	1 (2018)	36973	<i>i</i> nicis	de W	162248	808987	31504	30.030 90
Limited Outdoor Social Assemblies 🗸	Limited Outdoor Social Assemblies	1											ar close (A Class		per s. e. (154).	remarks and	proces 5000	1000000000	a seastine title	245000	- 14535 SGR	entragions)	a gratició	4 54 8 CE	3,943,6	eyr (c.e.)	49/0000	1643238	V15070000	(41350)	pga:003 105.

3

ZRA 155 Jonathan L. Miller and Sonya A. Miller

Conditional Use													onin	g Di	stric	ts															
	RC	RR	R-ED	R-20	R-12	R-SC	R-SA-8	R-H-ED	R-A-15	R-APT	R-MH	R-SI	R-VH	ССТ	TOD	CAC	TNC	PGCC	но	нс	POR	PEC	BR	от	B-1	B-2	SC	M-1	M-2	CE	
Mobile Homes for Security Purposes						2168	1.57			en en rang			Sign Service				100,000	adina		is is				(878)	10.75	ii.	700	1	1	200	
Movie Theaters, Legitimate Theaters, Dinner Theaters																												V	√	V	
Museums and Libraries	1	1	1	1	99183	36333	4/00/00/00/00	792139ac	4000000	Minosymians	es ederaci	Hygen	8349%	88172	450000	1000 E	2803	28,000	i gwet	:255	00(CE0/15	100000	265.E	1898 Z			4966	48(27)8	12/15/202	179762	15/2/19
Nonprofit Clubs, Lodges,		_			_											SQUARES	A1571/05	100000000000000000000000000000000000000	100000	200000	*******		24500	Alexanda Z	0000001	3834,5461	306545781	*104471141	00000000	10000000	Profile
Community Halls and Camps	1	 	✓	✓	✓	1	✓	✓																							-
Nursing Homes and Residential Care			1	1	7	1		1880		n Hiji yara	866655				and a	90 W.	经间接	SEXWA1	80.00	88889	40000	005930	SPECIAL SE	#\$\V\$ 1	NOW.	33554.00	.650/8is	828888	38650	48.89E	20,654
Facilities					10.70	Y	'	✓	Ý	 	1	200	1																		
Pet Day Care Facilities	✓	✓	÷	✓														,			.,	.,	311/2000		Yes-sec		4654 1465	2000000000	A CONTRACTOR OF THE PARTY OF TH	100 mm 2 mg	-11-11
Produce Stands	1000 N			1	808889 500899								ja ja	No. 1	1600000 6000000	1000		PERSONAL PROPERTY.	34/05	2359 pp 3359 pp		976900	in in	7.50 A.S.	A80)	4556	11600	2435.0	20098618	Military.	dui:
Quarries – or Rock, Stone, Sand	/																	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								(11.22			0.00000		27 - 1 - 27
Excavations												İ																/	1		-
Religious Facilities, Structures and	182		650HSU	jen sale	1000 Y	2//05/07	10.50	statom etselfit	7/200955	67083 6700		984,84					96591915 241724	(Servey)		:: G. 1/2		100000				- 100	7570			19192	300
Land Used Primarily for Religious	✓	/	7	1	1	✓	1	✓	1	✓	✓		1									Articles.									
Activities														Marian.																	
Residential/Commercial Buildings																					1				✓	1		10.100,000	1,1,1,1111		
Retreat Center	1	1	\	✓	din M	STORY.	45000000		igares centi			000000	ienasi Kanasi	jewy.	2000					70 (A)	Weggi	7888	2000	9989	V.657.	345	(MA)	14,722	9894	200	X415
Rubble Landfill and																															2000
Land Clearing Debris Landfill Facilities		1																		.								1			ł
Sawmills, Bulk Firewood Processing,	1	1	And the			A SECTION	A STATE OF THE STA	700000		200000000		900		72.08W	98(0.66)	9800	A SOUR				10846	100000	8700	ilion o	330	200	îde le	1000	888164	14720	2017
Mulch Manufacture, or Soil Processing			en ier																												
School Buses, Commercial Service	✓	✓		✓	✓																							1			-
Schools, Colleges, Universities — Private	1	/	√	1	1	/	/		√	/	1		1	741.4595 2017.659	1000 VICEO			95 SW	1			4000		78.00		2012	254	115	2002K	9.50	944
(Academic)						Ý	Y	Y -0.0	Y	Y	Y	250/350				2012 (10 PK)		GEAL CLU													
Shooting Ranges - Outdoor Rifle,	1																														
Pistol, Skeet and Trap	ľ																												1		1
Small Wind Energy Systems, Building					1	1	/	1	1	/								of in least					1000			12/2		207/1		2020	
Mounted					97.077 24		isee Y . Gent		700 7 0000	2 01 Y 233																					
Small Wind Energy Systems,	1	\ \	1											1	1	1	1	1	T		1	/					_	/			$\overline{}$
Freestanding Tower			,											¥ _	Ý		•	*			·	*					V	'	✓	 	4
Solar Facility, Commercial	✓	1			lugikot. Balanta	2003		AUGUS GOUR	ggykáli		10.22.30			42123		1000				je je			600 600				(1400) g	7987	27/56M	-1000	
Spa, Country	✓	<u> </u>																													
Two-family Dwellings, Accessory	1	1	1	1	1	1								6,00				ASSESSED.			#655.445 9555.445			2000 2000 2000 2000					7,33,53	1000	375
Apartments		916					5,646,586				57/22/10/24	276	ğilət.	2000		Çenile.						A.									
Used Merchandise, Retail Sale																												1	1		
by Non-Profit Organizations	<u> </u>						<u> </u>		<u> </u>													<u>L</u>						'	'		
Utility Uses, Public	1	11.00	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	✓	1	1	1		1	1	V			1	✓
Winery, Farm – Class 18		.•								-																					
Winery, Farm – Class 2	.√	✓.	120 ASS 400 May		AND SERVICE	\$1000 N					20020730			14416.0						994S			1186			3970	\$10E	10000	\$19755C	500E	96
Wrecked Vehicle Storage (Temporary)						<u> </u>																						1	✓		

ZRA 155 – Attachment B

Petitioner's Proposed Text

(CAPITALS indicate text to be added; [[brackets indicate text to be deleted]].)

Section 131.0: - Conditional Uses

N. Conditional Uses and Permissible Zoning Districts

28. Home-Based Contractors

A Conditional Use may be granted in the RC [[and]], RR AND R-20 Districts for home-based contractors, subject to the following requirements, except that landscape contractors have separate requirements elsewhere in Section 131.0.N., and home-based contractors meeting the requirements of Section 128.0.C.2 are permitted accessory uses:

- a. The minimum lot size is three acres IN THE RC AND RR DISTRICTS; AND TWO ACRES IN THE R-20 DISTRICT.
- b. The number of commercial vehicles parked on the site shall be limited to three commercial vehicles for lots up to six acres, and five commercial vehicles for lots larger than six acres and not more than 20 acres. On lots larger than 20 acres, the Hearing Authority may approve additional commercial vehicles, as is determined to be appropriate based upon the character of the property and its relation to the surrounding area.
- c. On lots six acres or fewer, the area used for parking and storage of commercial vehicles, equipment and supplies, whether exterior or interior, shall be limited to no more than 50% of the area of the lot or 10,000 square feet, whichever is less. On lots larger than six acres, the area used for these purposes shall be limited to no more than 5% of the lot or one acre, whichever is less.
- d. IN THE RR AND RC DISTRICTS, [[S]]Structures used for the Conditional Use shall be at least 50 feet from lot lines and all outdoor parking or storage areas shall be at least 100 feet from lot lines. IN THE R.-20 DISTRICT, STRUCTURES USED FOR THE CONDITIONAL USE SHALL BE AT LEAST 30 FEET FROM LOT LINES AND ALL OUTDOOR PARKING OR STORAGE AREAS SHALL BE AT LEAST 50 FEET FROM LOT LINES.
- e. The location and design of the operation shall be such that the use will not be a nuisance to residents of neighboring properties due to noise, dust or fumes. Particular consideration shall be given to the location of loading areas, parking and circulation areas, and driveways in relation to neighboring properties.
- f. If the driveway providing access to the proposed site is shared with other properties, the petitioner shall demonstrate that the use will not result in damage to or deterioration of the shared driveway or in increased hazards to other users of the driveway.

- g. Parking and storage areas shall be restricted as follows:
 - (1) Supplies shall be stored within a building, except that mulch, compost, soil, sand, stone and other natural materials may be stored outdoors. Supplies stored outdoors must be fully screened from surrounding properties and roads by vegetation, fencing or other appropriate means In accordance with the County Landscape Manual.
 - (2) Equipment shall be either stored within a building or screened from surrounding properties and roads by vegetation, fencing or other appropriate means in accordance with the Howard County Landscape Manual.
- h. The Hearing Authority shall establish the maximum number of employees permitted on the lot and the maximum allowable number of employee trips per day.
- i. The Hearing Authority shall establish the days and hours of operation.
- j. New structures or additions to existing structures shall be designed to be compatible in appearance and scale with other residential or agricultural structures in the vicinity, as demonstrated by architectural elevations or renderings that shall be submitted with the petition.
- k. Minor repairs to vehicles or equipment shall be permitted, provided such activities take place inside a building. Body work, engine rebuilding, engine reconditioning, painting and similar activities shall not be permitted.
- Where two or more adjacent lots are under common ownership and used as a single home site, home-based contracting uses may be located on a different lot than the principal dwelling, if the Hearing Authority determines that this will provide a more compatible location in relation to vicinal properties that effective screening will be provided by using existing site features, or that it will result in decreased impacts on neighboring lots.
- m. On an ALPP purchased or dedicated easement property, the following additional criteria are required:
 - (1) The use shall not interfere with the farming operations or limit future farming production.
 - (2) Any new building or building addition associated with the use, including any outdoor storage and parking area shall count towards the cumulative use cap of 2% of the easement.

155 – Attachment C

SECTION 128.0: - Supplementary Zoning District Regulations

C. Home Businesses

2. Home-Based Contractors

In the RC and RR Districts, and on lots larger than two acres in the R-ED, R-20, and R-12 Districts, a home-based contractor shall be a permitted accessory use, provided that:

- a. The site shall have at least 60 feet of frontage on a public road.
- b. In addition to the commercial or unregistered vehicles which may be parked on the lot according to the accessory use requirements of the applicable zoning district, the following is allowed:
 - (1) In the RC and RR Districts, one additional commercial vehicle may be parked on lots larger than two acres.
 - (2) In the R-ED, R-20, and R-12 Districts, one additional commercial vehicle may be parked on lots larger than three acres.
- c. Nonresident employees may visit the lot for the sole purpose of picking up or returning vehicles or equipment. Such trips shall be limited to:
 - (1) In the RC and RR Districts, no more than four trips per day for lots two acres or less, eight trips for lots larger than two and less than three acres, and twelve trips for lots of three or more acres.
 - (2) In the R-ED, R-20, and R-12 Districts, no more than eight trips per day
- d. In addition to the employee visits allowed by Paragraph 2.c, one nonresident, full-time equivalent office employee, not to exceed two individuals, may work on site. Nonresident employees are not permitted to perform non-office functions (e.g. equipment repair, loading, etc.).
- e. No nonresident employees shall be on the lot and no commercial vehicles or equipment shall be taken from or returned to the lot between 7:00 p.m. and 6:30 a.m.

- f. The total area used for parking and storage of commercial vehicles, equipment and supplies, whether outdoors or indoors, shall be limited to the following:
 - (1) In the RC and RR Districts, no more than two percent of the gross lot area or 5,000 square feet, whichever is less.
 - (2) In the R-ED, R-20, and R-12 Districts, no more than two percent of the gross lot area or 1,000 square feet, whichever is less.
- g. Parking and storage areas shall be restricted as follows:
 - (1) In the RC and RR Districts, supplies shall be stored within a building, except that mulch, compost, soil, sand, stone and other natural materials may be stored outdoors. Supplies stored outdoors must be screened from surrounding properties and roads by vegetation, fencing or other appropriate means in accordance with the Howard County Landscape Manual.
 - (2) In the RC and RR Districts, equipment shall be either stored within a building or screened from surrounding properties and roads by vegetation, fencing or other appropriate means.
 - (3) In the R-ED, R-20, and R-12 Districts, vehicles, supplies and equipment shall be parked or stored within a building, except that one commercial vehicle may be parked outdoors on lots of less than three acres, and two commercial vehicles may be parked outdoors on lots of three or more acres. Equipment and supplies may be stored on the commercial vehicles.
- h. All storage areas shall meet the accessory structure setback requirements, except that structures used for parking, storage or loading of commercial vehicles larger than 5.0 tons gross vehicle weight, or excavating, paving or similar construction equipment shall be at least 50 feet from all property lines and outdoor parking or storage areas for these items shall be at least 100 feet from property lines.
- i. No major repairs of vehicles or equipment shall be permitted on the lot. Major repairs include body work, engine rebuilding, painting, and similar activities.
- j. Where two or more adjacent lots are under common ownership and used as a single home site, home-based

contracting uses may be located on a different lot than the principal dwelling, if the Director of Planning and Zoning determines that this will allow more effective screening to be provided by using existing features of the site, or will result in decreased impacts on neighboring lots due to noise, dust or fumes. Parking surfaces, fencing and landscaping may be installed; however, no new accessory building shall be constructed and no existing accessory building shall be enlarged unless located on the same lot as the principal dwelling.

- k. A home-based contractor shall operate only upon approval of a permit by the Department of Planning and Zoning, based upon compliance with the requirements listed above. The permit application shall include a plot plan showing the location and dimensions of structures, parking and storage areas, screening, and driveways, and a description of the proposed use.
- I. Certain home-based contractors which do not comply with the requirements of this section may be permitted as Conditional Uses, subject to the provisions of Section 131.0.N.28, Section 131.0.N.32 and other applicable regulations