

Introduced 7/6/15
Public hearing 7/29/15
Council action 7/31/15
Executive action 8/10/15
Effective date 10/10/15

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, with area limitations; and generally relating to the OT (Office Transition) District.

Introduced and read first time July 6, 2015. Ordered posted and hearing scheduled.

By order Jessica Feldmark
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 July 20, 2015.

By order Jessica Feldmark
Jessica Feldmark, Administrator to the County Council

This Bill was read the third time July 31, 2015 and Passed ✓, Passed with amendments ✓, Failed .

By order Jessica Feldmark
Jessica Feldmark, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this 31st day of July, 2015 at 3 a.m./p.m.

By order Jessica Feldmark
Jessica Feldmark, Administrator to the County Council

Approved / vetoed by the County Executive on Aug 10, 2015.

Allan H. Kittleman
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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12 **Howard County Zoning Regulations**

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14 **SECTION 117.3: OT (OFFICE TRANSITION) DISTRICT**

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16 **A. Purpose**

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

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25 **C. Uses Permitted as a Matter of Right**

- 26 1. Animal hospitals, completely enclosed.
- 27 2. Commercial communication antennas attached to structures, subject to the
28 requirements of Section 128.0.E.4.
- 29 3. One dwelling unit per business establishment within the same structure,
30 provided the dwelling unit does not exceed 50% of the floor area of the
31 structure.
- 32 4. Government structures, facilities and uses, including public schools and
33 colleges.
- 34 5. Offices, professional and business.

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- 6. PERSONAL SERVICE ESTABLISHMENTS, PROVIDED THE FLOOR AREA OF SUCH USES DOES NOT EXCEED 50% OF THE FLOOR AREA OF ALL NON-RESIDENTIAL USES ON THE APPROVED OT SITE DEVELOPMENT PLAN.
- 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.

Amendment / to Council Bill 38-2015

BY: Mary Kay Sigaty

Legislative Day No: 9
Date: July 31, 2015

Amendment No. /

1 (This amendment would limit the floor area for personal services to no more than 50 percent).
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5 On the title page, in the second line of the title, after “use” insert “, with area
6 limitations,”.

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8 On page 1, in line 35, immediately following “ESTABLISHMENTS” insert “, PROVIDED THE
9 FLOOR AREA OF SUCH USES DOES NOT EXCEED 50% OF THE FLOOR AREA OF ALL
10 NON-RESIDENTIAL USES ON THE APPROVED OT SITE DEVELOPMENT PLAN”.

ADOPTED

7/31/15

FAILED

SIGNATURE

Jessica Addunzio

17/01
18/01
19/01

Introduced _____
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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

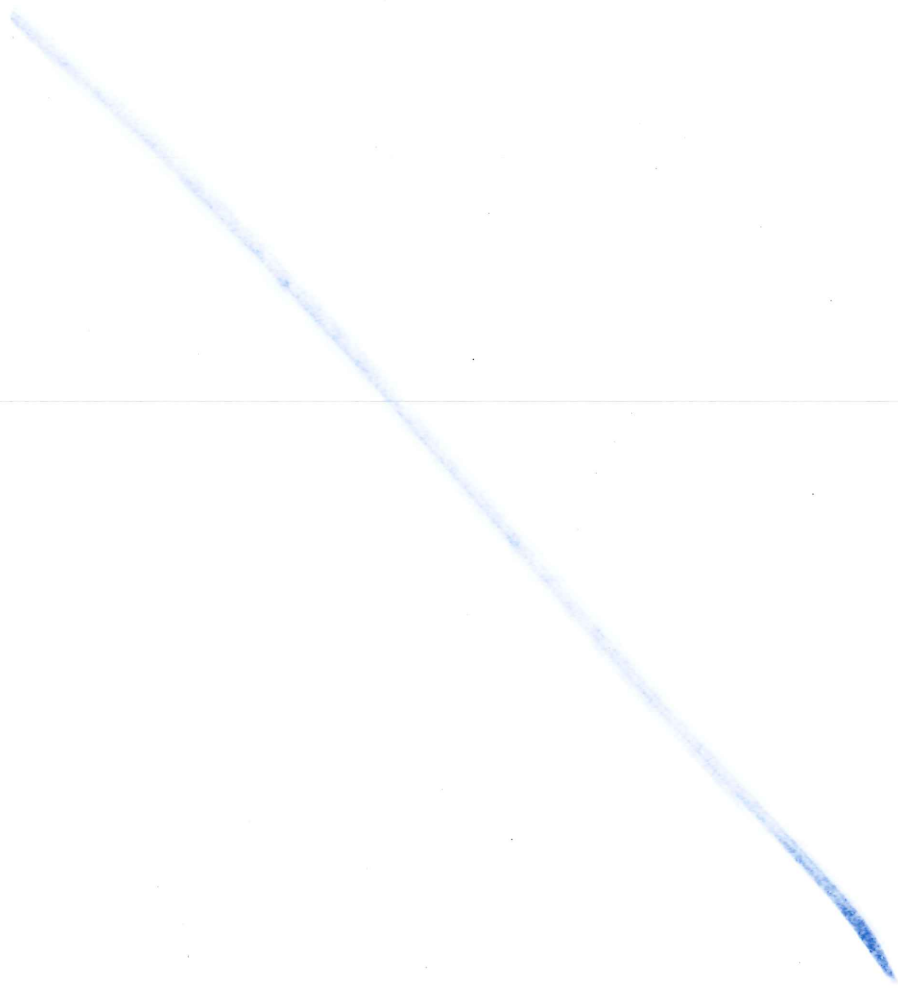
Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2015 at _____ a.m./p.m.

By order _____
Jessica Feldmark, Administrator to the County Council

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

Allan H. Kittleman, County Executive

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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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C. Uses Permitted as a Matter of Right

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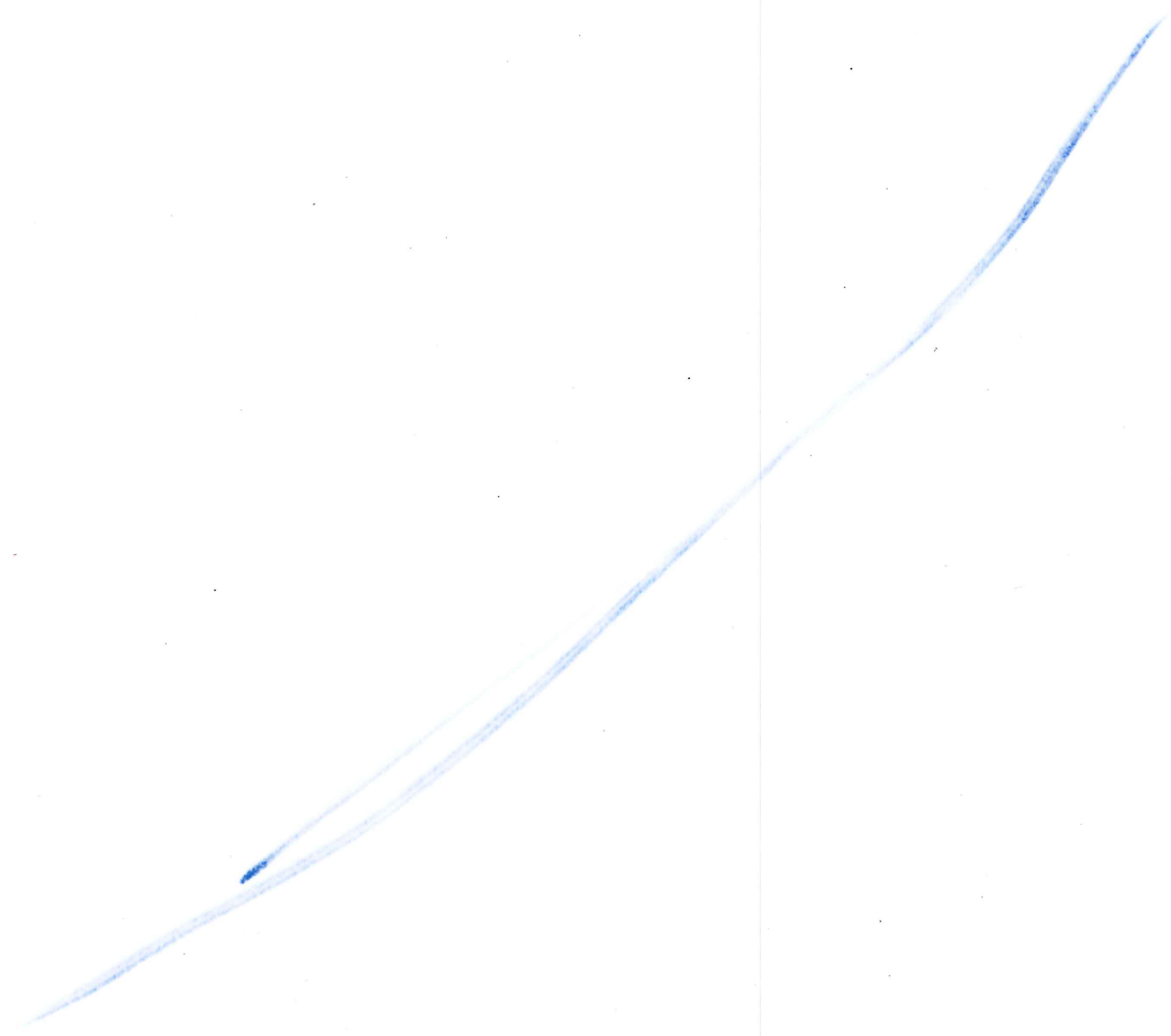
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3. One dwelling unit per business establishment within the same structure, provided the dwelling unit does not exceed 50% of the floor area of the structure.
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5. Offices, professional and business.
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.



BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on August 10, 2015.



Jessica Feldmark, 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 _____, 2015.

Jessica Feldmark, 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 _____, 2015.

Jessica Feldmark, 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 _____, 2015.

Jessica Feldmark, 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 _____, 2015.

Jessica Feldmark, 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 _____, 2015.

Jessica Feldmark, Administrator to the County Council