

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, with area limitations; 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.

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.
- 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.