

Introduced 9/8/15
Public hearing 9/21/15
Council action 10/5/15
Executive action 10/8/15
Effective date 12/8/15

County Council of Howard County, Maryland

2015 Legislative Session

Legislative day # 10

BILL NO. 39 – 2015 (ZRA – 154)

**Introduced by the Chairperson
at the request of Robert and F. Maxine Walker**

AN ACT amending the Howard County Zoning Regulations' Limited Outdoor Social Assemblies conditional use to permit the interior use of existing farm structures during events; and generally relating to Limited Outdoor Social Assemblies.

Introduced and read first time September 8, 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 September 21, 2015.

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

This Bill was read the third time October 5, 2015 and Passed Passed with amendments___, Failed___.

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

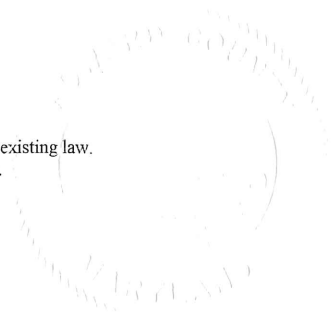
Sealed with the County Seal and presented to the County Executive for approval this 7th day of October, 2015 at 4 a.m./p.m.

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

Approved vetoed by the County Executive on October 8, 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:

3
4 By amending:

5 Section 131.0: "Conditional Uses"

6 Subsection N. 33 "Limited Outdoor Social Assemblies"

7
8
9 **Howard County Zoning Regulations**

10
11 **SECTION 131.0: CONDITIONAL USES**

12
13 **N. Conditional Uses and Permissible Zoning Districts**

14
15 **33. Limited ~~[[Outdoor]] Social Assemblies~~**

16 A Conditional Use may be granted for limited ~~[[outdoor]]~~ social assemblies in
17 the RC District, provided that:

18 a. The lot is the site of a historic structure as defined in these Regulations.

19
20 b. The minimum lot size is 5 acres or greater.

21
22 c. If the driveway providing access to the proposed site is shared with other
23 properties or has direct access to and frontage on a local road, the
24 petitioner shall demonstrate that the use will not result in damage to or
25 deterioration of the shared driveway or in increased hazards to other users
26 of the driveway or local road. The Hearing Authority shall prescribe
27 appropriate conditions and safeguards to ensure the Conditional Use
28 operator's responsibility for repair of any damage or deterioration of the
29 shared driveway caused by the Conditional Use, including requirements
30 for surfacing of access driveways.

31
32 d. The petitioner shall provide a traffic management plan and a sight
33 distance analysis.

34
35 e. The limited ~~[[outdoor]]~~ social assemblies are the following private
36 functions: Picnics, weddings, anniversary/retirement parties, bridal or

1 baby showers, not for profit organization fund raisers, banquets, rehearsal
2 dinners, philanthropic events, or other similar events.

3
4 f. With the exception of restroom facilities if required by the Health
5 Department, no permanent structures, including catering or restaurant
6 facilities shall be constructed on site.

7
8 g. The outdoor assembly area is located and designed to shield residential
9 property from noise or nuisance and screened from adjacent residential
10 properties.

11
12 h. Limited social assembly events shall have the following limitations:

- 13
14 (1) Maximum capacity is not to exceed 150 attendees;
15
16 (2) No more than 25 of these events shall be held within a one
17 year period.
18
19 (3) Operation hours shall be restricted to between 9:00 a.m.
20 and 10:00 p.m., Monday thru Thursday; between 12:00
21 p.m. and 12:00 a.m., Friday and Saturday; and between
22 12:00 p.m. and 10:00 p.m., Sunday.

23
24 i. All event activities shall occur outdoors EXCEPT THAT INTERIOR SPACES
25 IN EXISTING STRUCTURES OVER 50 YEARS OLD, LIMITED TO BARNES OR
26 OTHER SIMILAR FARM STRUCTURES WHICH ARE EXISTING AT THE TIME OF
27 THE CONDITIONAL USE APPLICATION, MAY BE UTILIZED. Event activities
28 within enclosed tents are permitted, however.

29
30 j. Special events with catered food or food prepared on-site are subject to
31 review by the food protection program of the Howard County Department
32 of Health and may require a special events permit. The Conditional Use

1 may not commence until the applicant has obtained approval of all
2 necessary permits for its operation.

3
4 k. On an ALPP purchased or dedicated easement property, the following
5 additional criteria are required:

6
7 (1) The use shall not interfere with farming operations or limit
8 future farming production.

9
10 (2) Any new building or building addition associated with the
11 use, including any outdoor storage and parking area shall
12 count towards the cumulative use cap of 2% of the
13 easement.

14
15
16 ***Section 2. Be it further enacted*** by the County Council of Howard County, Maryland, that the
17 *publisher of the Howard County Zoning Regulations is authorized hereby to amend the Conditional*
18 *Uses and Permissible Zoning Districts chart attached to Section 131 of the Zoning Regulations in*
19 *order to reflect the substantive changes made by this Act.*

20
21 ***Section 3. And Be It Further Enacted*** by the County Council of Howard County, Maryland, that this Act
22 *shall become effective 61 days after its enactment.*