

Introduced \_\_\_\_\_  
Public hearing \_\_\_\_\_  
Council action \_\_\_\_\_  
Executive action \_\_\_\_\_  
Effective date \_\_\_\_\_

## County Council of Howard County, Maryland

2012 Legislative Session

Legislative day # 1

### BILL NO. 3 – 2012 (ZRA – 135)

**Introduced by: The Chair  
at the request of Viram Patel**

**AN ACT** amending the Howard County Zoning Regulations to amend the Riding Academies and Stables Conditional Use category to change required setback provisions; and generally relating to Riding Academies and Stables.

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Introduced and read first time \_\_\_\_\_, 2012. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Stephen LeGendre, 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 \_\_\_\_\_, 2012 and concluded on \_\_\_\_\_, 2012.

By order \_\_\_\_\_  
Stephen LeGendre, Administrator to the County Council

This Bill was read the third time \_\_\_\_\_, 2012 and Passed \_\_\_\_, Passed with amendments \_\_\_\_, Failed \_\_\_\_.

By order \_\_\_\_\_  
Stephen LeGendre, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_\_\_ day of \_\_\_\_\_, 2012 at \_\_\_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Stephen LeGendre, Administrator to the County Council

Approved/vetoed by the County Executive on \_\_\_\_\_, 2012.

\_\_\_\_\_  
Ken Ulman, 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 131 “Conditional Uses”*  
6 *Subsection N. “Conditional Uses and Permissible Zoning Districts”*  
7 *Number 43. “Riding Academies and Stables”*

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11 **Howard County Zoning Regulations**

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13 **SECTION 131: Conditional Uses**

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15 **N. Conditional Uses and Permissible Zoning Districts**

16 The Hearing Authority may grant conditional uses in the specified districts in accordance with the  
17 following minimum criteria.

18 **43. Riding Academies and Stables**

19 A conditional use may be granted in the RC or RR Districts for riding academies and  
20 stables, provided that:

- 21  
22 a. Adequate areas for horseback riding shall be available on the site. If the  
23 operation will include off-site horseback riding, the petition must indicate the  
24 location of off-site trails and include written permission from the property  
25 owners.
- 26  
27 b. Minimum required setbacks [[for stables and indoor or outdoor riding arenas]]:  
28 (1) For AN INDOOR OR OUTDOOR RIDING ARENA FROM AN EXISTING  
29 DWELLING ON A DIFFERENT LOT [[a use where 20 or fewer horses are kept on  
30 the property, from any property line other than a public  
31 street]]..... 100 feet  
32 (2) For a STABLE FROM AN EXISTING DWELLING ON A DIFFERENT LOT[[use  
33 where more than 20 horses are kept on the property, from any property line  
34 other than a public street]]..... 200 feet
- 35  
36 c. The site has a minimum area of five acres.

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d. Parking areas, driveways and outdoor riding areas will be located and designed to shield neighboring properties from noise, dust and odors.

e. THE HEARING AUTHORITY MAY REDUCE THE 200 FOOT SETBACK FROM AN EXISTING DWELLING ON A DIFFERENT LOT FOR A STABLE TO A DISTANCE NO LESS 100 FEET IF IT FINDS THAT THE SETBACK REDUCTION WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES DUE TO VISUAL IMPACT, NOISE, DUST, ODORS OR OTHER CAUSES.

*Section 2. Be it further enacted by the County Council of Howard County, Maryland, that the Director of the Department of Planning and Zoning is authorized to publish this Act, to correct obvious errors in section references, numbers and references to existing law, capitalization, spelling, grammar, headings and similar matters.*

*Section 3. And be it further enacted by the County Council of Howard County, Maryland, that the provisions of this act shall become effective 61 days after enactment.*