

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

## County Council of Howard County, Maryland

2024 Legislative Session

Legislative day # 12

### BILL NO. 62 – 2024 (ZRA – 208)

**Introduced by:**  
The Chair at the request of  
Demirel Plaza, LLC

**SHORT TITLE:** To allow School, Commercial as a permitted use in the OT zoning district.

**AN ACT** amending the Howard County Zoning Regulations to allow School, Commercial as a permitted use in the Office Transition (OT) zoning district; and generally relating to the OT zoning district.

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Introduced and read first time \_\_\_\_\_, 2024. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on \_\_\_\_\_, 2024.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

This Bill was read the third time on \_\_\_\_\_, 2024 and Passed \_\_\_\_, Passed with amendments \_\_\_\_\_, Failed \_\_\_\_\_.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive \_\_\_\_\_, 2024

\_\_\_\_\_  
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ 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  
2 Howard County Zoning Regulations are hereby amended as follows:

3  
4 *By Adding:*

5 *Section 117.3: “OT (Office Transition) District”*

6 *Subsection C: “Uses Permitted as a Matter of Right”*

7 *Number 19: “Schools, Commercial”.*

8  
9 **HOWARD COUNTY ZONING REGULATIONS**

10  
11 **SECTION 117.3: OT (Office Transition) District**

12  
13 **A. Purpose**

14 The OT District is established to allow office and other low-intensity commercial uses  
15 adjacent to areas of residential zoning. The OT District is a floating district that will  
16 provide a transition along the edges of residential areas impacted by arterial highways  
17 carrying high volumes of traffic. The standards of this district should result in small-  
18 scale commercial buildings on attractively-designed sites that are compatible with  
19 neighboring residential uses.

20  
21 **C. Uses Permitted as a Matter of Right**

- 22 1. Animal hospitals, completely enclosed.
- 23 2. Antique shops, art galleries, craft shops.
- 24 3. Athletic facility, commercial, limited to: dance, martial arts, and yoga studios.
- 25 4. Bakeries.
- 26 5. Bicycle sales and repair.
- 27 6. Blueprinting, printing, duplicating or engraving services limited to 2,000 square  
28 feet of net floor area.
- 29 7. Child day care centers and nursery schools.

- 1           8.    Clothing and apparel stores with goods for sale or rent.
- 2           9.    Commercial communication antennas attached to structures, subject to the
- 3                 requirements of Section 128.0.E.4.
- 4           10.   Day treatment and care facilities.
- 5           11.   Furniture, appliance and business machine repair, furniture upholstery, and
- 6                 similar services.
- 7           12.   Government structures, facilities and uses, including public schools and
- 8                 colleges.
- 9           13.   One square-foot of residential space, including age-restricted adult housing, is
- 10                 permitted for each square-foot of commercial space and must be located within
- 11                 the same structure.
- 12           14.   Offices, professional and business.
- 13           15.   Pet grooming establishments and day care, completely enclosed.
- 14           16.   Personal service establishments, provided the floor area of such uses does not
- 15                 exceed 50% of the floor area of all non-residential uses on the approved OT site
- 16                 development plan.
- 17           17.   Repair and sales of electronic equipment, radios, televisions, computers, clocks,
- 18                 watches, jewelry, and similar items.
- 19           18.   Rooftop solar collectors.
- 20           19.   SCHOOLS, COMMERCIAL
- 21           [[19]] 20.   Service agencies.
- 22           [[20]] 21.   Specialty store, limited to: florists, consignment shops, tailor, cobbler,
- 23                 and musical instrument sales.
- 24           [[21]] 22.   Underground pipelines; electric transmission and distribution lines;
- 25                 telephone, telegraph and CATV lines; mobile transformer units; telephone
- 26                 equipment boxes; and other similar public utility uses not requiring a Conditional
- 27                 Use.
- 28

1     **Section 2. *Be it further enacted*** by the County Council of Howard County, Maryland, that  
2     *this Act shall become effective 61 days after its enactment.*