

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2024 Legislative Session

Legislative day # 12

BILL NO. 63 – 2024 (ZRA – 209)

Introduced by:

The Chair at the request of
The Weinman Company

SHORT TITLE: To allow Self Storage, Indoor as a permitted use, allow for the reduction of retail square footage, and allow for residential uses in the CAC zoning district.

AN ACT amending the Howard County Zoning Regulations to allow Self Storage, Indoor as a permitted use in the Corridor Activity Center (CAC) zoning district; to allow for the reduction of first floor retail space in the CAC zoning district; to allow for certain residential uses in the CAC zoning district; and generally relating to the CAC zoning district.

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 127.5: “CAC (Corridor Activity Center) District”

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

7 Number 42: “Self-Storage, Indoor”; and

8
9 *By Amending:*

10 Section 127.5: “CAC (Corridor Activity Center) District”

11 Subsection E: “Requirements for CAC Development”

12 Number 2: “Requirements for Nonresidential Uses”; and

13 Number3: “Requirements for Residential Uses”.

14
15 **HOWARD COUNTY ZONING REGULATIONS**

16
17 **SECTION 127.5: CAC (Corridor Activity Center) District**

18
19 **B. Uses Permitted as a Matter of Right**

20 42. SELF-STORAGE, INDOOR, PROVIDED THAT THIS USE IS INCORPORATED INTO A MIXED-
21 USE DEVELOPMENT THAT INCLUDES RETAIL AND RESIDENTIAL USES.

22
23 **E. Requirements for CAC Development**

24 2. Requirements for Nonresidential Uses

25
26 a. On a lot adjoining the Route 1 right-of-way, for the buildings closest to Route 1:

27
28 (1) At least 50% of the first floor of the building must be designed for retail or
29 service uses. Service uses include personal service, service agency, restaurants,
30 and similar uses serving the public. THIS REQUIREMENT MAY BE REDUCED TO
31 NO LESS THAN 20% AT THE DISCRETION OF THE DEPARTMENT OF PLANNING AND

1 ZONING BASED ON A DEMONSTRATION OF PROPOSED OR EXISTING RETAIL OR
2 SERVICE USES ON ADJOINING PROPERTIES.

- 3 (2) The first floor of the building facade facing Route 1 must include storefronts
4 and primary entrances for the first floor retail and service uses.
5 (3) The first floor facade shall be designed to provide pedestrian interest along
6 Route 1 in accordance with the Route 1 Manual.
7

8 3. Requirements for Residential Uses

9 a. Residences are permitted only within Route 1 Corridor development projects
10 encompassing at least two gross acres of CAC-zoned land or less than 2 gross
11 acres if: (1) the subject property is contiguous along at least 75% of its
12 perimeter to a CAC development that has received final approval of a Sketch
13 Plan or Site Development Plan; (2) no additional CAC-zoned land directly
14 adjoins the subject property; and (3) the development of the subject property
15 shall be compatible with the land use, site planning and architectural
16 character of the contiguous CAC development.

17 b. The first floor of buildings adjoining the right-of-way of Route 1 shall not
18 include residential [[uses]] UNITS in the building space closest to the right-of-
19 way of Route 1, with the exception that if the Director of the Department of
20 Planning and Zoning finds that the building and streetscape design are in
21 compliance with Chapter 5 of the Route 1 Manual concerning building
22 design, particularly the sections concerning mass and articulation and door
23 and window openings, such units may be approved in a development site that
24 has 1,000 feet or greater frontage on the Route 1 right-of-way and is:

- 25 (1) 20 acres or greater and residences occupy no more than 50% of the
26 Route 1 frontage, or
27 (2) 5 acres or greater and within 2,000 feet of a MARC Station.

28 Residences may occupy other portions of the first floor space.
29
30

1 **Section 2. Be it further enacted** by the County Council of Howard County, Maryland, that
2 in the list of “Uses Permitted as a Matter of Right” in Section 127.5.B, those uses
3 numbered 42-45 are renumbered to 43-46.

4 **Section 3. Be it further enacted** by the County Council of Howard County, Maryland, that
5 this Act shall become effective 61 days after its enactment.