

ARTICLE 18 COMPREHENSIVE UPDATE PUBLIC REVIEW DRAFT (AUGUST 2025)				
ID No.	Category	Code Section	Proposed Amendment	Reason for Change
1	II	§18-1-101. Definitions	Add to definitions: "ABUTTING, ADJOINING OR CONTIGUOUS" MEANS TO BE TOUCHING OR BOUNDING AT A POINT OR LINE. FOR THE PURPOSES OF THIS CODE, ABUTTING, ADJOINING AND CONTIGUOUS SHARE THE SAME MEANING AND CAN BE USED INTERCHANGEABLY.	These different terms are used throughout the code but have the same meaning. This clarifies that when found in the code the terms have the same meaning and can be used interchangeably.
2	I	§18-1-101. Definitions	Amend definition: "accessory USE" means a use [or structure that] CONDUCTED ON THE SAME LOT AS THE PRIMARY USE TO WHICH IT IS RELATED, THAT IS CLEARLY INCIDENTAL AND CUSTOMARILY FOUND IN CONJUNCTION WITH SUCH PRIMARY USE. [customarily is incidental and subordinate to another use or structure.]	Clarify that an accessory use must be conducted on the same lot as the primary use.
3	III	§18-1-101. Definitions	Add to definitions: "ATTACK DOG" MEANS A DOG TRAINED TO ATTACK ONLY ON COMMAND OR TO PROTECT HUMAN BEINGS OR PROPERTY.	Add this definition to Article 18 (same definition found in 12-4-201) in coordination with other changes to prevent attack dog training in home occupations and kennels in residential districts.
4	II	§18-1-101. Definitions	Add to definitions: "AUXILIARY" MEANS A USE IN A BUSINESS COMPLEX THAT IS INDEPENDENT FROM THE PRINCIPAL USES OF A SITE BUT THAT TYPICALLY PROVIDES SERVICE OR SUPPORT TO USES IN THE BUSINESS COMPLEX.	Auxiliary uses are allowed in conjunction with a business complex but are not defined.
5	II	§18-1-101. Definitions	Add to definitions: "BED AND BREAKFAST HOME" MEANS AN OWNER-OCCUPIED SINGLE-FAMILY DETACHED DWELLING USED FOR THE LODGING OF TRANSIENT GUESTS IN NOT MORE THAN THREE GUEST ROOMS.	Add a definition in Title 1 to distinguish the difference between a B&B Home and a B&B Inn. This reflects the conditional use requirements in Title 10.
6	II	§18-1-101. Definitions	Add to definitions: "BED AND BREAKFAST INN" MEANS AN OWNER OCCUPIED OR MANAGER OCCUPIED SINGLE-FAMILY DETACHED DWELLING THAT CONTAINS AT LEAST FOUR BUT NO MORE THAN 12 GUEST ROOMS FOR THE LODGING OF TRANSIENT GUESTS.	Add a definition in Title 1 to distinguish the difference between a B&B Home and a B&B Inn. This reflects the conditional use requirements in Title 10.
7	II	§18-1-101. Definitions	Add to definitions: "BREEZEWAY" MEANS A ROOFED PASSAGEWAY NOT EXCEEDING SIX FEET IN WIDTH CONNECTING THE PRINCIPAL STRUCTURE TO ANOTHER BUILDING OR STRUCTURE.	Existing term is not defined.
8	II	§18-1-101. Definitions	Add to definitions: "BUFFER" MEANS AN EXISTING NATURALLY VEGETATED AREA OR AN AREA THAT MAY BE ESTABLISHED IN VEGETATION AND MANAGED TO PROTECT AQUATIC, WETLANDS, SHORELINE, STREAMS, AND TERRESTRIAL ENVIRONMENTS FROM MAN MADE DISTURBANCES.	Existing term is not defined.
9	I	§18-1-101. Definitions	Amend definition: "Building restriction line" [for a lot other than a flag lot] means a line OR LINES [drawn parallel to the lot line at a distance equal to the required setback or to any applicable minimum width requirement, whichever is greater. "Building restriction line" for a flag lot means the line created when the following two hypothetical lines are connected: a line equal to the minimum lot width drawn from the opening of the pipestem and continuing along the pipestem lot line and a line equal to the minimum lot width drawn from the opening of the pipestem and continuing along the lot line of the flag] ESTABLISHED ON A PLAT TO INDICATE THE MINIMUM STRUCTURE SETBACKS REQUIRED BY THE ZONING REGULATIONS FOR THE ZONING DISTRICT IN WHICH THE LOT IS LOCATED OR THE SETBACKS REQUIRED BY THE SUBDIVISION DESIGN GUIDELINES.	Amend current definition for clarity of intent and consistent interpretation.
10	II	§18-1-101. Definitions	Add definition: "BULK REGULATIONS" MEANS REGULATIONS THAT CONTROL THE LOT SIZE, COVERAGE, HEIGHT, FLOOR AREA RATIO, SETBACKS, DENSITY, AND LOCATION OF BUILDINGS ON A LOT.	Existing term is not defined.
11	II	§18-1-101. Definitions	Add to definitions: "BUS TERMINAL" MEANS A FACILITY FOR THE TRANSIENT STORAGE OR PARKING OF MOTOR DRIVEN BUSES, AND THE LOADING AND UNLOADING OF PASSENGERS.	Existing term is not defined. Clarify that the use includes both parking and loading.
12	II	§18-1-101. Definitions	Amend definition: "Business complex" means a PLANNED development on a lot or lots under single ownership or control that combines two or more NON- RESIDENTIAL [of the permitted, conditional, or special exception] uses allowed in the district in which the development is located AND HAS INTERNAL PEDESTRIAN AND VEHICULAR ACCESS THAT LINKS THE SEPARATE STRUCTURES OR USES ON THE SITE.	Clarify that a business complex must be planned, interconnected and consist of non-residential uses.

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13	II	§18-1-101. Definitions	Add to definitions: "CATERING ESTABLISHMENTS" MEANS AN ESTABLISHMENT FOR THE PREPARATION OF FOOD AND/OR BEVERAGES FOR OFFSITE CONSUMPTION.	Existing term is not defined.
14	II	§18-1-101. Definitions	Add to definitions: "COMMERCIAL RECREATIONAL FACILITY" MEANS ANY COMMERCIAL ENTERPRISE, WHETHER INDOORS OR OUTDOORS, USED FOR ACTIVE RECREATION OR AMUSEMENT BUT DOES NOT INCLUDE MOVIE THEATERS AND GOLF COURSES.	Existing term is not defined.
15	II	§18-1-101. Definitions	Add to definitions: "COMPREHENSIVE PLAN" MEANS THE OFFICIAL DOCUMENT THAT IS ADOPTED BY THE COUNTY COUNCIL, COMMONLY REFERRED TO AS THE GENERAL DEVELOPMENT PLAN, THAT ESTABLISHES POLICIES THAT GUIDE THE USE AND PHYSICAL DEVELOPMENT OF LAND OVER A 20 YEAR PLANNING HORIZON AND THAT PROVIDES THE LEGAL BASIS AND SUPPORT FOR LAND USE REGULATIONS. THE COMPREHENSIVE PLAN REPRESENTS THE MASTER PLAN WHICH THE OFFICE OF PLANNING AND ZONING IS REQUIRED TO PREPARE AND UPDATE IN ACCORDANCE WITH THE COUNTY CHARTER, AND INCLUDES THE CONTENTS REQUIRED BY THE LAND USE ARTICLE OF THE ANNOTATED CODE OF MARYLAND.	Existing term is not defined.
16	II	§18-1-101. Definitions	Add to definitions: "CONDITIONAL USE" MEANS A USE THAT IS ALLOWED WITHIN A ZONING DISTRICT BUT THAT IS SUBJECT TO SPECIFIC CONDITIONS IN ORDER TO MAINTAIN COMPATIBILITY WITH SURROUNDING USES AND THE GENERAL NEIGHBORHOOD.	Existing term is not defined.
17	III	§18-1-101. Definitions	Add to definitions "CONTRACTOR, GENERAL" MEANS AN ESTABLISHMENT FOR THE PROVISION OF BUILDING CONSTRUCTION, LANDSCAPING, CONCRETE, ELECTRICAL, EXCAVATION, DRILLING, HEATING, PLUMBING, PAVING, ROAD CONSTRUCTION, SEWER OR SIMILAR SERVICES OF A CONSTRUCTION NATURE WHICH REQUIRE ON-SITE STORAGE SPACE FOR MATERIALS, CONSTRUCTION EQUIPMENT OR VEHICLES NORMALLY ASSOCIATED WITH THE CONTRACTOR SERVICE.	Add definition for the new use "contractor, general". This will be a conditional use allowed in the C4, W2, and W3 districts. The code will now define and distinguish two different types of contractors -- general and limited.
18	III	§18-1-101. Definitions	Add to definitions "CONTRACTOR, LIMITED" MEANS AN ESTABLISHMENT FOR THE PROVISION OF ELECTRICAL, PLUMBING, HVAC, PAINTING AND SIMILAR CONTRACTOR SERVICES WHERE ALL MATERIALS ARE KEPT WITHIN AN ENCLOSED BUILDING.	Add definition for the new use "contractor, limited". This will be a conditional use allowed in the C2, C3, C4, W1, W2 and W3 districts. The code will now define and distinguish two different types of contractors -- general and limited.
19	II	§18-1-101. Definitions	Add to definitions "CONVENIENCE STORE" MEANS A COMMERCIAL ESTABLISHMENT OF 6,000 SQUARE FEET OF FLOOR AREA OR LESS THAT SELLS A RANGE OF EVERYDAY ITEMS AND FOODS FOR CONSUMPTION ON AND OFF THE PREMISES.	Existing term is not defined.
20	I	§18-1-101. Definitions	Amend definition: "Cottage food business" means a business that produces and packages cottage food products onsite in a residential kitchen, sells the cottage food products in accordance with § 21-330.1 of the Health-General Article of the State Code and COMAR, and has annual revenues from the sale of cottage food products [of \$25,000 or less] NOT EXCEEDING THE ALLOWABLE AMOUNT OUTLINED IN COMAR. For purposes of this definition, "cottage food product" has the meaning stated in § 21-301 of the Health-General Article of the State Code.	Effective October 1, 2022, the annual sales amount in COMAR increased from \$25k to \$50K. Remove the reference to limit on annual sales and let the COMAR regulations govern it.
21	III	§18-1-101. Definitions	Add to definitions: "CREMATORIUM" HAS THE MEANING STATED IN THE MARYLAND HEALTH OCCUPATIONS CODE 7-101(l).	Add definition for the new use "crematorium". This is the State Health Occupations definition. The use will be allowed as a conditional use in the W2 and W3 districts. It will also be allowed conditionally as an accessory use to a funeral establishment in the C2, C3 and C4 districts.
22	I	§18-1-101. Definitions	Amend definition: "Density" means the number of dwelling units for each acre of gross area. ACCESSORY DWELLING UNITS, FARM TENANT HOUSES, AND CARETAKER DWELLINGS ARE NOT INCLUDED WHEN CALCULATING DENSITY, BUT ARE INCLUDED WHEN CALCULATING DENSITY WITHIN THE CHESAPEAKE BAY CRITICAL AREA RESOURCE CONSERVATION AREA.	Clarify and bring into line with practice that density does not include ADUs, farm tenant houses or caretaker dwellings outside of the Critical Area RCA.

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23	II	§18-1-101. Definitions	Add to definitions: "DIRECT SALE PRODUCT DISTRIBUTION" MEANS THE SALE OF PRODUCTS, PRODUCED ONSITE OR OFFSITE VIA AN INTERNET PLATFORM. THE TERM DOES NOT INCLUDE ONSITE OR IN PERSON SALES OF PRODUCTS.	Add a definition for this allowed home occupation use to clarify what qualifies as direct sale product distribution.
24	II	§18-1-101. Definitions	Add to definitions: "DWELLING, FARM TENANT HOUSE" MEANS AN ACCESSORY SINGLE-FAMILY DWELLING ON A WORKING AGRICULTURALLY ASSESSED FARM OCCUPIED BY AT LEAST ONE PERSON ACTIVELY ENGAGED IN THE AGRICULTURAL OPERATION ON THE FARM.	Existing term is not defined.
25	I	§18-1-101. Definitions	Amend definition: "Dwelling unit" means a single unit, [including attached garages and decks], providing complete, independent living facilities for at least one person, including KITCHEN FACILITIES AND [permanent] provisions for sanitation, [cooking, eating,] sleeping, and other activities routinely associated with daily life. The following [variations] CLASSIFICATIONS of "dwelling" have the meanings indicated:	The inclusion of attached garages in the definition of dwelling has been problematic. Property owners have attached commercial sized garages that are much larger than the dwelling at a point where the structures meet. This alters the character of the neighborhood and essentially changes the principal use of the site from residential to warehousing. Also Kitchen Facilities will be defined to clarify what is required in terms of cooking facilities. Lack of clear definition has created enforcement issues.
26	II	§18-1-101. Definitions	Add to definitions: "EQUIPMENT SALES, REPAIR, AND STORAGE, COMMERCIAL" MEANS AN ESTABLISHMENT FOR THE SALE AND/OR REPAIR OF COMMERCIAL EQUIPMENT, FARM EQUIPMENT, TOOLS, ALL TERRAIN VEHICLES, TRACTORS, SNOWMOBILES, AND SIMILAR EQUIPMENT.	Existing term is not defined. This will distinguish this from other types of sales and storage.
27	II	§18-1-101. Definitions	Add to definitions: "FACILITY" MEANS ALL DEVELOPED PORTIONS OF A SITE WHICH ARE BUILT, INSTALLED, ESTABLISHED OR USED TO SERVE A PARTICULAR USE.	The term "facility" is being used interchangeably to refer to either a structure or the entire premise (site). Setbacks are always measured from a structure to the lot line.
28	II	§18-1-101. Definitions	Add to definitions: "FERTILIZER MANUFACTURING" MEANS THE PROCESSING OF MATERIALS WHETHER OF A NATURAL OR SYNTHETIC ORIGIN, INCLUDING ORGANIC AND INORGANIC MATERIALS, THAT IS APPLIED TO THE SOIL OR TO PLANT TISSUES TO SUPPLY PLANT NUTRIENTS.	Existing term is not defined.
29	II	§18-1-101. Definitions	Add to definitions: "FOOD PRODUCT MANUFACTURING" MEANS THE TRANSFORMATION OF RAW INGREDIENTS BY PHYSICAL OR CHEMICAL MEANS INTO FOOD, OR OF FOOD INTO OTHER FORMS.	Existing term is not defined.
30	III	§18-1-101. Definitions	Add to definitions: "FOOD TRUCK" MEANS A VEHICLE, TRAILER OR CART THAT MOVES FROM PLACE TO PLACE FROM WHICH FOOD OR DRINK FOR HUMAN CONSUMPTION IS SOLD OR DISPENSED.	Add a definition for the new use of "food trucks". The use will be allowed as a conditional use in all residential and mixed use districts, and as a permitted use in all commercial and industrial districts.
31	II	§18-1-101. Definitions	Add to definitions: "GUEST HOUSE" MEANS A DETACHED ACCESSORY BUILDING THAT DOES NOT INCLUDE KITCHEN FACILITIES AND IN WHICH LIVING, SLEEPING, AND SANITATION ACCOMMODATIONS ARE PROVIDED.	Existing term is not defined. The code prohibits guest houses as accessory structures in the residential districts.
32	I	§18-1-101. Definitions	Amend definition: "Health club or spa" means a facility in which [memberships in] a program of physical exercise [are] IS offered, including the right to use saunas, whirlpools, weightlifting rooms, massages, steam rooms, or exercising machines.	Requiring memberships is too restrictive; allow the business owner to decide on contract membership requirements.
33	II	§18-1-101. Definitions	Add to definitions: "HOME OCCUPATION" MEANS THE ACCESSORY USE OF A DWELLING UNIT BY THE OCCUPANT FOR BUSINESS PURPOSES WHICH ARE CLEARLY INCIDENTAL AND SECONDARY TO THE RESIDENTIAL USE.	Existing term is not defined.
34	II	§18-1-101. Definitions	Add to definitions: "HOSPITAL" MEANS ANY INSTITUTION, INCLUDING A SANITARIUM, THAT HAS A GROUP OF PHYSICIANS WHO ARE ORGANIZED AS A MEDICAL STAFF FOR THE INSTITUTION, MAINTAINS FACILITIES TO PROVIDE MEDICAL DIAGNOSTIC AND TREATMENT SERVICES, AND PROVIDES OVERNIGHT CARE FOR INDIVIDUALS.	Existing term is not defined.

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35	II	§18-1-101. Definitions	Add to definitions: "HOTELS AND MOTELS" MEANS ANY BUILDING OR PORTION THEREOF OR GROUP OF BUILDINGS CONTAINING GUEST ROOMS, WITH OR WITHOUT KITCHEN FACILITIES, FOR COMPENSATION, IN WHICH LODGING IS PROVIDED TO TRANSIENT GUESTS ON A DAILY, WEEKLY, OR MONTHLY BASIS. AS USED HEREIN, THE TERM "HOTEL OR MOTEL" SHALL NOT BE DEEMED A DWELLING UNIT AND SHALL NOT INCLUDE A SHORT-TERM RESIDENTIAL RENTAL.	Existing term is not defined.
36	I	§18-1-101. Definitions	Amend the definition of "Institutional uses" as follows: "Institutional uses" means those uses that serve a recreational, social, medical, educational, or religious purpose [, such as schools, nursing homes, assisted living facilities, hospitals, libraries, museums, and nonprofit charitable or philanthropic organizations.]	Defines the use in more general categories rather than listing specific uses as institutional.
37	I	§18-1-101. Definitions	Amend definition: "Junk" means any [kind of salvage or waste material that is not handled as recyclables or solid waste by an automobile and truck dismantling and recycling facility, recyclables recovery facility, rubble landfill, rubble processing facility, or solid waste transfer station, including] old, scrap, dismantled, inoperable, or dilapidated motor vehicles or motor vehicle parts, machinery, household furniture and appliances, construction equipment and materials, tanks and drums, tires, pipes, WIRE, wood, paper, metals, rags, [and] glass, AND ANY OTHER kind of salvage or waste material.	Clarifies the definition to remove unnecessary language.
38	II	§18-1-101. Definitions	Add to definitions: "KITCHEN FACILITIES" MEANS ANY ROOM OR PORTION OF A ROOM WITHIN A BUILDING DESIGNED AND INTENDED TO BE USED FOR THE COOKING OR PREPARATION OF FOOD. THE PRESENCE OF A RANGE OR OVEN, OR UTILITY CONNECTIONS SUITABLE FOR SERVICING A RANGE OR OVEN, SHALL BE CONSIDERED AS ESTABLISHING A KITCHEN.	The term kitchen facilities was added to the definition of dwelling unit and needs to be defined. The definition will codify the long standing interpretation of a kitchen.
39	I	§18-1-101. Definitions	Amend definition: "Lot, Corner" means a lot that ABUTS [has frontage] on more than one intersecting road. For purposes of this definition, a road with angles that are 135 degrees or less, measured from the centerline of the road, is considered two intersecting roads.	The term frontage is defined in article 17 as the portion of the lot that adjoins the road and provides access to the lot. Using frontage here causes conflict with that definition.
40	I	§18-1-101. Definitions	Amend definition: "Lot, Corner Through" means a lot that ABUTS [has frontage] on three roads.	The term frontage is defined in article 17 as the portion of the lot that adjoins the road and provides access to the lot. Using frontage here causes conflict with that definition.
41	I	§18-1-101. Definitions	Amend definition: "Lot line, front" means the boundary of a lot that abuts the road right-of-way or, for a waterfront lot, the mean high-water line OR A BOUNDARY LINE THAT ABUTS PLATTED LAND OWNED BY A HOMEOWNER'S ASSOCIATION OR THE COUNTY THAT ABUTS THE MEAN HIGH-WATER LINE.	Adds language to account for the two types of waterfront lots as currently it only references abutting the mean high water line. The definition of waterfront lot has two scenarios, one in which the subject lot would not actually abut mean high water. The definition of waterfront lot is "means a lot that (i) abuts the mean high water line or (ii) abuts platted land owned by a homeowner's association or the County that abuts the mean high water line and, through agreements or conveyances, has the right to function as a waterfront lot."
42	I	§18-1-101. Definitions	Amend definition: "Lot, Through" means a lot other than a corner lot or corner through lot THAT ABUTS [with frontage] on more than one road.	The term frontage is defined in article 17 as the portion of the lot that adjoins the road and provides access to the lot. Using frontage here causes conflict with that definition.
43	II	§18-1-101. Definitions	Add to definitions: "MANUFACTURING AND PROCESSING, GENERAL" MEANS A USE THAT INVOLVES THE MANUFACTURING, PRODUCTION, PROCESS, FABRICATION, ASSEMBLY, TREATMENT, REPAIR, OR PACKAGING OF FINISHED PRODUCTS, FROM PREPARED OR REFINED MATERIALS, OR FROM RAW MATERIALS THAT DO NOT NEED REFINING. WAREHOUSING, WHOLESALING, AND DISTRIBUTION OF THE FINISHED PRODUCTS PRODUCED AT THE SITE IS ALLOWED AS AN ACCESSORY USE.	Existing term not defined. Further clarify what types of uses fall under General Manufacturing.

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44	II	§18-1-101. Definitions	Add to definitions: “OUTSIDE STORAGE” MEANS THE STORAGE, KEEPING, MAINTENANCE, OR ACCUMULATION OF EQUIPMENT, PRODUCTS, MERCHANDISE, CONTAINERS, OR OTHER GOODS IN USABLE CONDITION OR GOOD WORKING CONDITION IN A FENCED OR UNENCLOSED AREA, EXCLUDING PARKING LOTS AND ACCESSORY PARKING.	Existing term is not defined. Clarifies the distinction between outside storage and parking lots.
45	II	§18-1-101. Definitions	Add to definitions: “OVERLAY ZONE” MEANS A MAPPED GEOGRAPHIC AREA THAT IS USED TO ESTABLISH ADDITIONAL DEVELOPMENT, ZONING OR DESIGN REQUIREMENTS IN ADDITION TO THOSE IN THE UNDERLYING ZONING DISTRICT AND MAY ALSO LIMIT OR EXPAND ALLOWABLE USES.	Existing term is not defined.
46	III	§18-1-101. Definitions	Add to definitions: “OVERSIZED VEHICLE PARKING LOT” MEANS NON-ACCESSORY PARKING OF PRIVATELY REGISTERED AND OPERABLE MOTOR VEHICLES WITH A MANUFACTURER'S GROSS VEHICLE WEIGHT RATING OF MORE THAN 10,000 POUNDS FOR TEMPORARY, SHORT-TERM, DAILY OR OVERNIGHT, OFF-STREET PARKING WHERE SERVICE OR REPAIR FACILITIES ARE NOT PERMITTED. THE TERM DOES NOT APPLY TO STORAGE OF MOTOR VEHICLES FOR SALE.	Add definition for the new use which will be allowed in the C3, C4, W2 and W3 districts. This is to distinguish this type of parking from other parking lots that are allowed more widely.
47	II	§18-1-101. Definitions	Add to definitions: “PARKING LOT” MEANS NON-ACCESSORY PARKING OF PRIVATELY REGISTERED AND OPERABLE MOTOR VEHICLES FOR TEMPORARY, SHORT-TERM, DAILY OR OVERNIGHT, OFF-STREET PARKING WHERE SERVICE OR REPAIR FACILITIES ARE NOT PERMITTED. THE TERM DOES NOT APPLY TO STORAGE OF MOTOR VEHICLES FOR SALE OR TO VEHICLES WITH A MANUFACTURER'S GROSS VEHICLE WEIGHT RATING OF MORE THAN 10,000 POUNDS. A PARKING LOT IS NOT CONSIDERED AS OUTSIDE STORAGE.	Existing term is not defined. Clarifies the distinction between outside storage and parking lots.
48	II	§18-1-101. Definitions	Add to definitions: “PAWN SHOP” MEANS A BUSINESS THAT IS LICENSED UNDER ARTICLE 11 AS A PAWN BROKER OR SECOND HAND DEALER .	Existing term is not defined.
49	II	§18-1-101. Definitions	Add to definitions: “PERMITTED USE” MEANS A USE AUTHORIZED WITHIN A ZONING DISTRICT WITHOUT CONDITIONS.	Existing term is not defined.
50	II	§18-1-101. Definitions	Add to definitions: “PET CARE BUSINESS” MEANS THE TEMPORARY KEEPING OF PETS OWNED BY OTHERS IN A RESIDENCE FOR A FEE, INCLUDING DAY CARE, BOARDING OR TRAINING, BUT NOT PET GROOMING. TRAINING MAY NOT INCLUDE THE TRAINING OF ATTACK DOGS OR LAW ENFORCEMENT K9 DOGS.	Add this definition to prevent the training of attack dogs in pet care businesses as a home occupation.
51	II	§18-1-101. Definitions	Add to definitions: “PET DAY CARE FACILITIES” MEANS THE TEMPORARY KEEPING OF PETS OWNED BY OTHERS FOR A FEE, INCLUDING DAY CARE OR TRAINING, BUT NOT PET GROOMING. TRAINING MAY NOT INCLUDE THE TRAINING OF DOGS OR LAW ENFORCEMENT K9 DOGS.	Add this definition to the revised use “pet day care facilities” (formerly dog day care facilities) to prevent the training of attack dogs.
52	I	§18-1-101. Definitions	Amend definition: “Pier, private” means a pier for watercraft that extends from a privately owned [residential] lot IN A RESIDENTIAL OR OPEN SPACE DISTRICT or community owned property for which a pier construction agreement (PCA) has been executed.	Amend for consistency with 18-9-202 since private piers are also allowed in the OS district.
53	II	§18-1-101. Definitions	Add to definitions: "PILE DRIVING AND MARINE CONSTRUCTION OPERATIONS" MEANS THE USE OF LAND OR WATERFRONT PROPERTY FOR STORING AND STAGING EQUIPMENT, VESSELS, MATERIALS, AND VEHICLES IN SUPPORT OF CONSTRUCTING, REPAIRING, OR REMOVING PILES, BULKHEADS, PIERS, DOCKS, OR SIMILAR MARINE STRUCTURES.	Existing term is not defined.
54	II	§18-1-101. Definitions	Add to definitions: “RECREATIONAL VEHICLE” MEANS A VEHICULAR-TYPE UNIT WHICH IS DESIGNED AS TEMPORARY LIVING QUARTERS FOR RECREATION, CAMPING OR TRAVEL USE, WHICH EITHER HAS ITS OWN MOTOR POWER OR IS MOUNTED ON OR DRAWN BY ANOTHER VEHICLE, AND WHICH, IN GENERAL, IS OF SUCH SIZE AND WEIGHT AS NOT TO REQUIRE SPECIAL HIGHWAY MOVEMENT PERMITS WHEN DRAWN BY A PASSENGER AUTOMOBILE OR A PICKUP TRUCK.	Existing term is not defined.
55	I	§18-1-101. Definitions	Amend definition: “Recyclables recovery facility” means a facility used for recycling, but the term does not include an automobile [and] truck AND MOTOR VEHICLES dismantling and recycling facility or a natural wood waste recycling facility.	Updates definition to match the change in the industrial and commercial use charts.

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56	II	§18-1-101. Definitions	Add to definitions: “REHABILITATION” MEANS TO RETURN A BUILDING OR STRUCTURE TO A USEFUL STATE BY MEANS OF REPAIR, MODIFICATION, OR ALTERATION.	Existing term is not defined.
57	II	§18-1-101. Definitions	Add to definitions: “RELIGIOUS FACILITIES” MEANS A MEETING AREA FOR RELIGIOUS PRACTICES, INCLUDING A CHURCH, SYNAGOGUE, MOSQUE, OR MONASTERY.	Existing term is not defined.
58	II	§18-1-101. Definitions	Add to definitions: “RENTAL ESTABLISHMENTS” MEANS AN ESTABLISHMENT PROVIDING THE RENTAL OF TOOLS, EQUIPMENT, LAWN AND GARDEN EQUIPMENT, PARTY SUPPLIES AND SIMILAR GOODS AND EQUIPMENT, INCLUDING STORAGE AND INCIDENTAL MAINTENANCE. THIS TERM DOES NOT INCLUDE A MOTOR VEHICLE RENTAL FACILITY.	Existing term is not defined. This will distinguish the use from a car rental facility.
59	I	§18-1-101. Definitions	Amend definition: “Restaurant” means an establishment, open to the public, that prepares or serves food and beverages for consumption onsite [and may include], take-out, DRIVE-THROUGH [and] OR delivery services. Restaurants may also provide banquet hall or catering services for ceremonial gatherings honoring guests or special occasions, as long as such services are not provided exclusively.	Current definition requires that there be on site consumption to be classified as a restaurant. Amended definition will remove this limitation and classify establishments that only offer take-out, drive-thru, or delivery service as a restaurant.
60	II	§18-1-101. Definitions	Add to definitions: “RETAIL SPECIALTY STORES OR SHOPS FOR RETAIL SALES” MEANS AN ESTABLISHMENT THAT SELLS COMMODITIES OR GOODS DIRECTLY TO THE CONSUMER INCLUDING ANTIQUE STORES, ART SUPPLIES, BOOKSTORE, CANDY, CARDS, CLOCKS, CLOTHING, CONSIGNMENTS, ELECTRONICS, FABRICS, FLOWERS, GIFTS, HOBBIES, HOUSEWARES, ICE CREAM PARLORS, JEWELRY, LUGGAGE, MUSICAL INSTRUMENTS, NEWS PUBLICATIONS, OFFICE SUPPLY, OPTICAL GOODS, PETS, PHOTOGRAPHIC SUPPLIES, SEWING MACHINES, SHOES AND SHOE REPAIR, SPORTING GOODS, STAMPS AND COINS, STATIONARY, TOBACCO, TOYS, VIDEO TAPES, WALLPAPER AND PAINT, WINDOW COVERINGS, OR WORKS OF ART.	Add a definition and move the listed examples from the use chart to the definition. Also revise the use chart to read “retail specialty stores or shops for retail sales” for simplicity.
61	II	§18-1-101. Definitions	Add to definitions: “REZONING” MEANS AN AMENDMENT TO THE ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF A PROPERTY OR LAND AREA FROM ONE ZONING DISTRICT TO ANOTHER.	Existing term is not defined.
62	II	§18-1-101. Definitions	Add to definitions: “RIGHT-OF-WAY” MEANS PUBLIC OR PRIVATE LAND LEGALLY DEDICATED FOR TRANSPORTATION AND PUBLIC USE FACILITIES, SUCH AS ROADS, RAILROADS, SIDEWALKS, OR UTILITY LINES.	Existing term is not defined.
63	II	§18-1-101. Definitions	Add to definitions: “ROADSIDE VENDOR” MEANS A PERSON WHO SELLS OR OFFERS FOR SALE GOODS OR FOOD OF ANY KIND AT A FIXED LOCATION ON OR ABUTTING ANY ROAD IN THE COUNTY, BUT THE TERM DOES NOT INCLUDE A PERSON WHO SELLS CHRISTMAS TREES, PRODUCE GROWN ON THE PREMISES, OR, IN AN RA DISTRICT, PRODUCE OF ANY KIND	Existing term is not defined. This definition is identical to the licensing definition.
64	I	§18-1-101. Definitions	Amend definition: “Rooming house” means all or part of a [single-family detached dwelling] BUILDING that is occupied by a resident owner or resident manager and that has rooms without cooking facilities for rent.	This change will make the zoning definition consistent with the licensing definition of rooming house.
65	II	§18-1-101. Definitions	Add to definitions: “SCENIC OR HISTORIC ROAD” MEANS A ROAD SHOWN ON THE OFFICIAL MAP ENTITLED “SCENIC AND HISTORIC ROADS” ADOPTED BY THE COUNTY COUNCIL.	Existing term is not defined.
66	I	§18-1-101. Definitions	Amend definition: “Scenic or historic rural road” means a road shown on the official map entitled “Scenic and Historic Rural Roads[, 2006]” adopted by the county council.	Amend definition to encompass updates to the official map.
67	II	§18-1-101. Definitions	Add to definitions: “SCHOOL, CHARTER” MEANS A SCHOOL FACILITY OPERATED AS A PUBLIC SCHOOL UNDER CONTRACT WITH THE BOARD OF EDUCATION, LOCATED IN PRIVATELY OWNED FACILITIES, AND OPERATED BY BOARD OF EDUCATION STAFF.	Existing term is not defined.
68	II	§18-1-101. Definitions	Add to definitions: “SCHOOL, PUBLIC” MEANS A SCHOOL OPERATED AS A PUBLIC SCHOOL BY THE ANNE ARUNDEL COUNTY BOARD OF EDUCATION.	Existing term is not defined.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
69	II	§18-1-101. Definitions	Add to definitions: "SPECIAL EXCEPTION" MEANS A USE THAT IS PERMITTED WITHIN A ZONING DISTRICT BUT THAT IS SUBJECT TO A UNIQUE SET OF REQUIREMENTS TO ENSURE THAT THE USE IS COMPATIBLE WITH SURROUNDING USES AND THE GENERAL NEIGHBORHOOD AND THAT REQUIRES A PUBLIC HEARING AND DECISION BY THE ADMINISTRATIVE HEARING OFFICER.	Existing term is not defined.
70	II	§18-1-101. Definitions	Add to definitions: "STAGING AREAS FOR COUNTY CAPITAL PROJECTS" MEANS LAND USED DURING A COUNTY CAPITAL PROJECT FOR THE STORAGE OF MATERIALS, EQUIPMENT, VEHICLES, STOCKPILES, TOOLS, AND OTHER CONSTRUCTION RELATED MATERIALS, AS WELL AS FOR ASSEMBLING AND PREPARING COMPONENTS BEFORE USE ON THE MAIN CONSTRUCTION SITE.	Existing term is not defined.
71	VI	§18-1-101. Definitions	Amend definition: "State-licensed medical clinic" means an outpatient medical clinic licensed by the State of Maryland as a [detoxification facility or a substance abuse treatment program under Title 8, Subtitle 4 of the Health-General Article including programs exempt from licensing requirements under §8-403(c)(1) of the Health-General Article of the State Code.] BEHAVIORAL HEALTH PROGRAM AS DEFINED UNDER TITLE 7.5, SUBTITLE 4 OF THE HEALTH-GENERAL ARTICLE OF THE STATE CODE.	Update per changes made to the State Code in 2015.
72	II	§18-1-101. Definitions	Add to definitions: "STRUCTURE, ACCESSORY" MEANS A STRUCTURE THAT CUSTOMARILY IS INCIDENTAL AND SUBORDINATE TO ANOTHER USE OR STRUCTURE ON A LOT ON WHICH THE PRINCIPAL STRUCTURE IS LOCATED OR ON AN UNIMPROVED LOT ABUTTING A LOT IMPROVED BY A PRINCIPAL STRUCTURE UNDER COMMON OWNERSHIP.	Existing term is not defined.
73	II	§18-1-101. Definitions	Add to definitions: "SUBURBAN COMMUNITY CENTER" MEANS A DEVELOPMENT THAT INCLUDES A VARIETY OF LAND USES SUCH AS ENTERTAINMENT, FOOD, RETAIL, PERSONAL SERVICES AND HOUSING AND MEETS THE REQUIREMENTS OF TITLE 12.	Existing term is not defined but is listed under Title 12 as a special use.
74	II	§18-1-101. Definitions	Add to definitions: "TEMPORARY" MEANS FOR A FIXED PERIOD OF TIME WITH THE INTENT TO DISCONTINUE SUCH USE UPON THE EXPIRATION OF THE TIME PERIOD.	Existing term is not defined.
75	I	§18-1-101. Definitions	Amend the definition: "Transitional housing facility" means [any use] A RESIDENTIAL FACILITY that regularly provides temporary shelter, with or without food, to individuals without permanent housing but does not include temporary shelter in periods of extreme heat or cold or during a state of disaster or emergency.	Amend definition to clarify how the use is allowed. The use will be added as a permitted use in all residential districts.
76	IX	§18-1-101. Definitions	Delete definition: "Twenty-year registered use" means a use not allowed as a permitted, conditional or special exception use under the law in effect for the zone in which the use is located when the use commenced, and for which no enforcement action has been initiated within 20 years of the date the use commenced.	The Twenty Year Registered Use provision is proposed to be removed from Title 15.
77	II	§18-1-101. Definitions	Add to definitions: "VARIANCE" MEANS A PROCESS TO OBTAIN RELIEF FROM THE APPLICATION OF ZONING ORDINANCE REQUIREMENTS IN SITUATIONS WHERE STRICT CONFORMANCE WOULD RESULT IN PRACTICAL DIFFICULTIES OR UNWARRANTED HARDSHIP.	Existing term is not defined.
78	I	§18-1-101. Definitions	Amend the definition: "water dependent uses OR FACILITIES" has the meaning stated in COMAR, Title 27 AND MEANS THOSE STRUCTURES OR WORKS ASSOCIATED WITH INDUSTRIAL, MARITIME, RECREATIONAL, EDUCATIONAL, OR FISHERIES ACTIVITIES THAT REQUIRE LOCATION AT OR NEAR THE SHORELINE WITHIN THE BUFFER.	This use is currently allowed in industrial zoning as "water dependent facilities" and COMAR does not define water dependent uses, only water dependent facilities. Also add the COMAR language into the definition. Retain "uses" in the definition because Article 17 references water dependent uses in regard to Site Development Plans.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
79	II	§18-1-101. Definitions	Add to definitions: “WHOLESALE TRADE, WAREHOUSING, DISTRIBUTION AND/OR STORAGE ESTABLISHMENTS” MEANS AN ESTABLISHMENT ENGAGED IN SELLING AND/OR DISTRIBUTING OF GOODS, FOOD, WARES, OR MERCHANDISE TO RETAILERS, INDUSTRIAL, COMMERCIAL, INSTITUTIONAL OR PROFESSIONAL BUSINESS USERS, OR TO OTHER WHOLESALERS. INCLUDES ALL OR PART OF A COMMERCIAL STRUCTURE FOR THE STORAGE OF GOODS, WARES, OR MERCHANDISE AND WHERE TRUCKS OR SIMILAR COMMERCIAL VEHICLES MAY LOAD OR UNLOAD CARGO.	Existing term not defined.
80	I	§18-1-101. Definitions	Amend definition of “yacht club” to read: “MARINA, yacht club” means a private [nonprofit] club with land and facilities owned or leased, maintained, controlled, and managed by the members that provides limited marina facilities for the use of members and their guests.	Amend definition to include as a marina type and to remove the requirement of a nonprofit status.
81	I	§18-1-101. Definitions	Amend definition: “Yard” means the land area between a lot line and the principal structure, with a [front and rear yard extending to the side lot line and a side yard extending to the front and rear lot lines.] FRONT AND REAR YARD EXTENDING TO THE SIDE LOT LINE AND A SIDE YARD EXTENDING ONLY TO THE FRONT AND REAR YARDS.	Distinguishes front and rear yards from side yard. This change limits side yards to the area between the front yard and rear lot line. Previous definition extended the side yard all of the way to the front and rear lot lines
82	II	§18-1-101. Definitions	Add to definitions: “ZONING DISTRICT” MEANS A GEOGRAPHIC AREA DELINEATED ON THE ANNE ARUNDEL COUNTY DIGITAL ZONING LAYER THAT MUST CONFORM TO THE REQUIREMENTS OF THE ASSIGNED ZONING CATEGORY.	Existing term is not defined.
83	VIII	§18-2-101. General Provisions. In General. Scope; applicability.	Amend as follows: (a) Scope. This article applies to all land located in the County, except that it does not apply to FEDERALLY OR STATE OWNED LAND OR land owned or leased and developed by the County or the Board of Education unless federal or state law requires compliance with this article. The provisions of this article are minimum requirements and are in addition to other requirements of law.	Adds federal and state land to the exemptions from the Zoning Code.
84	VIII	§18-2-10X. General Provisions. In General. CONSISTENCY WITH THE GENERAL DEVELOPMENT PLAN.	Add a new section under Subtitle 1 as follows: CONSISTENCY WITH THE GENERAL DEVELOPMENT PLAN. (1) INTERPRETATION OF THIS ARTICLE SHALL BE CONSISTENT WITH THE GOALS, POLICIES AND STRATEGIES OF THE GENERAL DEVELOPMENT PLAN TO PROMOTE THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OF THE COUNTY. (2) WHEN A TEXT AMENDMENT TO THIS ARTICLE IS PROPOSED THE OFFICE OF PLANNING AND ZONING SHALL ADVISE THE COUNTY COUNCIL IF THE AMENDMENT IS CONSISTENT WITH THE GENERAL DEVELOPMENT PLAN.	Add statement to give weight to the GDP in code interpretation and require that the Council be advised of GDP consistency on proposed text amendments. Per GDP policies BE1.1.a.1 and a.14.
85	VIII	§18-2-107. General Provisions. In General. Zoning District Line Corrections.	Add new section 18-2-107 (c): CONSISTENCY WITH ADOPTED LAND USE PLAN. WHEN A ZONING DISTRICT LINE CORRECTION RESULTS IN AN INCONSISTENCY WITH THE ADOPTED LAND USE PLAN, THE LAND USE PLAN MAY BE ADMINISTRATIVELY ADJUSTED BY THE OFFICE OF PLANNING AND ZONING TO MATCH THE CORRECTED ZONING DISTRICT LINE.	If a zoning line correction is needed and the land use designation does not match, this would allow the land use plan to be administratively adjusted to match the corrected zoning line and would avoid the need for additional legislation for this type of map clean up.
86	VIII	§18-2-XXX. General Provisions. In General. ADMINISTRATION AND INTERPRETATION.	Add the following provision: ADMINISTRATION AND INTERPRETATION. THIS ARTICLE IS ADMINISTERED AND INTERPRETED BY THE PLANNING AND ZONING OFFICER AND THE OFFICE OF PLANNING AND ZONING.	This is consistent with language included in Article 17.
87	VIII	§18-2-XXX. General Provisions. In General. CONFLICT WITH OTHER LAW.	Add the following provision: IF ANY PROVISION IN THIS ARTICLE CONFLICTS WITH OTHER COUNTY OR STATE LAW, THE STRICTER PROVISIONS PREVAIL.	This clarifies the rules of governance when the zoning code conflicts with other County or State laws.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
88	IV	§18-2-202. General Provisions – Uses and Structures – Zoning certificate of use.	Amend as follows: (a) Application. A person may file an application for a zoning certificate of use on the form provided by the Office of Planning and Zoning. IF A SITE DEVELOPMENT PLAN IS REQUIRED BY ARTICLE 17, TITLE 4 OF THIS CODE, AN APPLICATION FOR A ZONING CERTIFICATE OF USE WILL NOT BE CONSIDERED PRIOR TO APPROVAL OF A SITE DEVELOPMENT PLAN. THE OFFICE OF PLANNING AND ZONING MAY DENY THE ISSUANCE OF A ZONING CERTIFICATE OF USE IF IT DETERMINES A NOTICE OF ANY VIOLATION OF ARTICLES 15, 16, OR 18 OF THIS CODE ON THE PROPERTY HAS NOT BEEN RESOLVED.	Clarifies that certain other land use code requirements must be addressed prior to issuance of a zoning certificate of use.
89	VIII	§18-2-202. General Provisions – Uses and Structures – Zoning certificate of use.	Add a new section (f) Compliance. A PERSON MAY NOT USE PROPERTY IN A MANNER THAT DOES NOT CONFORM WITH A ZONING CERTIFICATE OF USE OR A SITE DEVELOPMENT PLAN.	Provides that a property must be used in accordance with the approved zoning certificate of use or site development plan, when such is required.
90	IV	§18-2-202. General Provisions – Uses and Structures – Zoning certificate of use.	Add a new section (g) Right of Entry. THE OFFICE OF PLANNING AND ZONING SHALL HAVE THE RIGHT TO ENTER PROPERTY, INCLUDING STRUCTURES, FOR THE PURPOSES OF INSPECTING THE PORTIONS OF THE PROPERTY AND STRUCTURES THAT ARE PROPOSED FOR A USE SHOWN IN A CERTIFICATE OF USE APPLICATION TO CONFIRM COMPLIANCE WITH THE APPLICATION, A SITE DEVELOPMENT PLAN, AND THIS ARTICLE.	Clarifies the legal right and current practice of the Zoning Enforcement Section to inspect a property for zoning compliance prior to issuance of a certificate of use.
91	V	§18-2-204. General Provisions – Uses and Structures – Accessory structures.	Amend as follows: (a) When not accessory. [A structure located within three feet of a principal structure and] a structure connected to a principal structure by an enclosed breezeway less than 15 feet long is part of the principal structure and is not an accessory structure.	There is no benefit to having a detached structure considered part of the principal structure. This will address the issue of having an accessory structure next to an attached deck being allowed to follow principal structure rules and be in the front yard. It would also prevent a structure larger than the principal from being constructed by using the workaround of having one corner within 3 feet of the house.
92	IV	§18-2-204. General Provisions – Uses and Structures – Accessory structures.	Amend part (c) as follows: On a different lot. An accessory structure [or use] may not be located on a lot other than the lot on which a principal structure is located, except that.....	This section is addressing only accessory structures, not accessory uses.
93	V	§18-2-204. General Provisions – Uses and Structures – Accessory structures.	Amend part (d) as follows: Floor area. The TOTAL floor area of ALL ACCESSORY STRUCTURES [an accessory structure], including an accessory structure constructed pursuant to subsection (c)(3), may not be greater than the floor area of the principal structure.	This will prevent multiple large accessory structures from dominating a lot. Currently an owner would be allowed to construct an unlimited number of accessory structures as long as each is at least 1 square foot smaller than the dwelling.
94	VIII	§18-2-204. General Provisions – Uses and Structures – Accessory structures.	Add a new part (f) AN ACCESSORY STRUCTURE MAY NOT BE USED AS A GUEST HOUSE.	Clarify that a guest house cannot be constructed as an accessory structure.
95	IX	§18-2-301. General Provisions – Bulk Regulations – Setbacks.	Delete part (a) from this section. [Lot in more than one district. A lot located in more than one zoning district shall comply with the setback requirements applicable to the district in which the majority of the property is located.]	A new subtitle is proposed (18-2-501) to address lots in more than one district to account for all bulk regulations, not just setbacks.
96	V	§18-2-301. General Provisions – Bulk Regulations – Setbacks.	Amend part (b) as follows: Certain architectural features. An architectural feature that does not contain floor area, such as an areaway, bay window, greenhouse window, chimney, cornice, eave, sill, steps required for access, or stoop that does not exceed TWENTY FIVE SQUARE FEET IN AREA [five feet by five feet], may extend no more than three feet into a required setback and be located no closer than five feet from any lot line.	This will allow more flexibility with the dimensions of these architectural features while providing the same area allowance.
97	V	§18-2-301. General Provisions – Bulk Regulations – Setbacks.	Amend part (e) as follows: Certain uses or structures. The following uses or structures need not comply with setback requirements contained in this article and are not included in determining requirements relating to maximum coverage by structures: access ramps to accommodate a person under disability, ELEVATORS OR TRAMS TO ACCOMMODATE A PERSON UNDER DISABILITY, driveways, [paved or gravel] at-grade surfaces, fences, noise barriers or noise walls, signs, walkways eight inches or less above grade, and walls.	Add elevators or trams that accommodate persons with disabilities to the exemptions, and clarify coverage by structures.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
98	V	§18-2-301. General Provisions – Bulk Regulations – Setbacks.	Amend part (f) as follows: Dwellings on nonconforming lots. A single-family detached dwelling on a lot that does not meet the area or width requirements of this article may be expanded if the expansion is set back at least 25 feet from the front and rear lot lines, [and] seven feet from side lot lines, 20 FEET FROM A CORNER SIDE LOT LINE and does not exceed 35 feet in height. THE EXPANSION MAY ALSO BE ALLOWED IN ACCORDANCE WITH THE BULK REGULATIONS OF THE UNDERLYING ZONING DISTRICT IF LESS RESTRICTIVE.	Currently the reduced setbacks do not take into account a corner lot. Also clarify that the underlying bulk regulations may apply if less restrictive.
99	VIII	§18-2-301. General Provisions – Bulk Regulations – Setbacks.	Add new part (i) as follows: ACCESSORY STRUCTURES ON NONCONFORMING LOTS. ACCESSORY STRUCTURES ON A LOT THAT DOES NOT MEET THE AREA OR WIDTH REQUIREMENTS OF THIS ARTICLE SHALL BE SET BACK AT LEAST 40 FEET FROM A FRONT LOT LINE LINE, SEVEN FEET FROM SIDE AND REAR LOT LINES, 20 FEET FROM A CORNER SIDE LOT LINE, AND MAY NOT EXCEED A HEIGHT OF 25 FEET OR THE HEIGHT OF THE PRINCIPAL STRUCTURE, WHICHEVER IS LESS. ACCESSORY STRUCTURES MAY ALSO BE REGULATED IN ACCORDANCE WITH THE BULK REGULATIONS OF THE UNDERLYING ZONING DISTRICT IF LESS RESTRICTIVE.	Provide setbacks for accessory structures on undersized lots. Also clarify that the underlying bulk regulations may apply if less restrictive.
100	V	§18-2-303. General Provisions – Bulk Regulations – Exemptions to bulk regulations.	Amend as follows: In-kind replacement is exempt from applicable bulk regulations if: (1) the original structure has been in the same location for at least twenty years OR THE STRUCTURE WAS DAMAGED BY FIRE OR NATURAL CATASTROPHE; and (2) a building permit is obtained within eighteen months after the removal or destruction of the original structure.	Allow long standing structures that have been damaged or destroyed by fire or natural catastrophe to be replaced without the need for a variance.
101	IV	18-2-304. General Provisions - Bulk Regulations - Front road designation for corner lots	Amend as follows: Front LOT LINE [road] designation for corner lots. On a corner lot OR CORNER THROUGH LOT other than one that is corner waterfront, the owner may designate which of the two LOT LINES [roads] is the front LOT LINE [road] so long as the designation is consistent with setback requirements for an existing structure that is to remain.	This provision should relate to the lot line and not the road.
102	IV	18-2-30X. General Provisions - Coverage by Structures and Coverage by Structures and Parking	Add new section as follows: COVERAGE BY STRUCTURES AND COVERAGE BY STRUCTURES AND PARKING FOR A SINGLE FAMILY SUBDIVISION SHALL BE BASED ON EACH INDIVIDUAL LOT. COVERAGE FOR ALL OTHER RESIDENTIAL USES SHALL BE BASED ON THE ENTIRE DEVELOPMENT SITE.	Clarify how coverage allowances are applied.
103	V	18-2-30X. General Provisions - Reconfiguration of coverage by structures and coverage by structures and parking	Add new section as follows: ON A SITE THAT EXCEEDS THE MAXIMUM PERMITTED COVERAGE IN THE UNDERLYING ZONING DISTRICT, REDEVELOPMENT OR RECONFIGURATION OF IMPROVEMENTS ON THE SITE SHALL NOT RESULT IN ANY NET INCREASE OF COVERAGE.	Clarify how coverage by structures will be applied when an existing site that exceeds the current coverage limitations is being reconfigured.
104	V	§18-2-404. General Provisions. Waterfront Provisions. Piers and mooring pilings.	Amend part (c)(3) as follows: 300 feet from the [waterfront at mean high tide] MEAN HIGH-WATER LINE.	This change will cause the three alternate limits on the length of a pier to be measured in a consistent manner.
105	VIII	§18-2-404. General Provisions. Waterfront Provisions. Piers and mooring pilings.	Add new part (f) RIPARIAN RIGHTS. THE OFFICE OF PLANNING AND ZONING IS AUTHORIZED TO VERIFY AND ENFORCE THE CERTIFICATION REQUIREMENTS FOR A BUILDING PERMIT APPLICATION FOR A RESIDENTIAL PIER OR BULKHEAD AS SET FORTH IN §§ 105.3.1.7 AND 105.3.1.7.1 OF THE CONSTRUCTION CODE.	Address issues with replacement of nonconforming private piers located on community property.
106	V	§18-2-501. General Provisions – Lot In More Than One District	Add new section as follows: Lot in more than one district. A lot located in more than one zoning district shall comply with the BULK REGULATIONS [setback requirements] applicable to the district in which the majority of the property is located, EXCEPT THAT CALCULATIONS OF FLOOR AREA RATIO AND MAXIMUM COVERAGE LIMITS SHALL BE CALCULATED ON THE AREA OF THE LOT IN EACH ZONING DISTRICT AND NOT THE GROSS AREA OF THE ENTIRE LOT.	This addresses the issue of having setbacks from the majority zoning district applied along with other bulk regulations such as height and density from the minority zoning district. Currently it is unclear why only the setbacks and not the entirety of the bulk regulations apply. This new section replaces 18-2-301(a) which will be deleted.
107	V	§18-3-104. Parking, Outdoor Lighting, and Signage. Parking. Parking space requirements.	Amend the parking chart as follows: Assisted living facilities I and II, community based. [The number of spaces required for the applicable type of dwelling unit.] 1 SPACE FOR EVERY 3 BEDS PLUS ONE SPACE FOR EACH EMPLOYEE PER MAJOR SHIFT.	Current parking requirement cannot be easily applied since an assisted living facility is a specific use and is not a dwelling unit type.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
108	IV	§18-3-104. Parking, Outdoor Lighting, and Signage. Parking. Parking space requirements.	Amend the parking chart as follows: Automobile gasoline stations WITH convenience stores AND/OR food service/restaurants 1 space for every 100 square feet OF FLOOR AREA plus 1 space for every 5 restaurant seats; AISLES AND PUMPS NOT TO BE USED FOR REQUIRED SPACES.	Add floor area language and clarify that this parking requirement applies to gas stations with a convenience store or restaurant. Add language from standard gas station parking that aisles and pumps are not to be used for required spaces.
109	V	§18-3-104. Parking, Outdoor Lighting, and Signage. Parking. Parking space requirements.	Amend the parking chart as follows: Clubs, lodges, COMMUNITY RECREATIONAL, and related USES [facilities]	Establish parking requirement for community recreation facilities.
110	IV	§18-3-104. Parking, Outdoor Lighting, and Signage. Parking. Parking space requirements.	Amend the parking chart to add: FUNERAL HOMES 1 SPACE FOR EVERY 3 SEATS OR 1 SPACE FOR EVERY 100 SQUARE FEET OF FLOOR AREA, WHICHEVER IS GREATER.	Establish parking requirements for the use. Historically the same parking requirements as public assembly have been applied.
111	V	§18-3-104. Parking, Outdoor Lighting, and Signage. Parking. Parking space requirements.	Amend the parking chart as follows: Marinas, [commercial and community] 1 space for every 2 boat slips or moorings; 1 space for every 3 boat slips in dry covered storage or in multilevel storage rack building; 2 trailer spaces per ramp for community AND NEIGHBORHOOD marinas; 5 trailer spaces per ramp for commercial marinas	Revise the parking requirement to apply to all marinas, including Neighborhood and Yacht Club. Add neighborhood marina into the ramp requirement. Yacht club does not need a ramp requirement as it doesn't allow launching ramps.
112	V	§18-3-104. Parking, Outdoor Lighting, and Signage. Parking. Parking space requirements.	Amend the parking chart as follows: Recovery residences [the number of spaces required for the applicable type of dwelling unit] 1-8 BEDS - THE NUMBER OF SPACES REQUIRED FOR A SINGLE-FAMILY DWELLING. 9 OR MORE BEDS - THE NUMBER OF SPACES REQUIRED FOR A MULTIFAMILY DWELLING.	Current parking requirement cannot be easily applied since a recovery residences is a specific use and is not a dwelling unit type.
113	V	§18-3-104. Parking, Outdoor Lighting, and Signage. Parking. Parking space requirements.	Amend the parking chart as follows: State-licensed medical clinics [1 space for each employee and 1 space for every 20 clients served by the clinic] 1 SPACE FOR EVERY 150 SQUARE FEET OF FLOOR AREA.	Current requirement is not appropriate because it can change based on the number of clients the operation serves. The new requirement will be the same as that required for a medical or dental office.
114	III	§18-3-104. Parking, Outdoor Lighting, and Signage. Parking. Parking space requirements.	Amend the parking chart to add: TRANSITIONAL HOUSING FACILITIES 1 SPACE FOR EVERY 3 BEDS PLUS ONE SPACE FOR EACH EMPLOYEE PER MAJOR SHIFT.	Provides a parking requirement for this new use.
115	IV	§18-3-201. Parking, Outdoor Lighting, and Signage. Outdoor lighting. Applicability.	Amend part (a) as follows: This section does not apply to light fixtures on public streets or PUBLIC rights-of-way.	Clarify that this section applies to public rights-of-way only and not private rights-of-way.
116	IV	§18-4-102. Residential Districts. Limitation on the number of dwellings on a lot.	Amend as follows: Except as provided otherwise in this Code, there may be only one single-family detached dwelling on a lot AND GUEST HOUSES AS ACCESSORY STRUCTURES ARE PROHIBITED.	Relocate the guest house prohibition from the end of the paragraph in 18-4-106. The current location is easily overlooked by the public.
117	VI	§18-4-103. Residential Districts. Limitations on mobile homes.	Delete this section. [A mobile home may not be stored on land or occupied for dwelling purposes unless located in a mobile home park licensed under § 11-9-103 of this Code or on a manufactured home space licensed under § 11-9-104 of this Code.]	Update the Code to reflect House Bill 538 which allows mobile homes to be placed outside of mobile home parks statewide. The use will now be a conditional use in all residential districts where single family dwellings are allowed.
118	V	§18-4-104. Residential Districts. In General. Pets, livestock or fowl.	Amend part (c) as follows: Livestock or fowl. The keeping of livestock or [domestic] fowl is allowed in accordance with the following: Amend part (c)(2) as follows: "[Domestic] fowl may be kept on a lot 40,000 square feet or greater and may not exceed a ratio of one bird unit per 40,000 square feet. A bird unit for lots 40,000 square feet or greater is defined as follows:	Remove "domestic" from the two sections so that the keeping of all fowl falls within this regulation.

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119	V	§18-4-104. Residential Districts. In General. Pets, livestock or fowl.	Amend part (c)(7) as follows: ...on lots less than 40,000 square feet, MANURE STORAGE AND accessory structures relating to livestock or fowl [and manure storage] shall be located at least 50 feet from [side and rear] ALL lot lines.	Provides setback requirements to front yards as well as side and rear yards.
120	VIII	§18-4-105. Residential Districts. In General. Noncommercial antennas.	Add a new part (4) as follows: THE USE OF ANTENNAS FOR NONCOMMERCIAL PURPOSES SHALL MEAN THAT NO COMMERCIAL FREQUENCY IS USED FOR TRANSMISSION OR PROPAGATION, AND THAT THERE IS NO COMMUNICATION FOR HIRE OR FOR MATERIAL COMPENSATION, EXCEPT AS ALLOWED BY FCC REGULATIONS.	Provide limitations on the use of noncommercial antennas and distinguish noncommercial antennae from commercial antennae.
121	IV	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Amend the introductory paragraph as follows: The permitted, conditional, and special exception uses allowed in each of the residential districts are listed in the chart in this section using the following key: P = permitted use; C = conditional use; SE = special exception use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed. [, except that guest houses as accessory structures are prohibited and outside storage as an accessory use is limited to the lesser of 10% of the allowed lot coverage or 500 square feet.]	The guest house prohibition will be moved to 18-4-102 and outside storage will be moved to the use chart to provide clarity as these items are easily overlooked in the current location.
122	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Add "BOATHOUSES EXISTING AS OF 2-14-1994" as a permitted use in all residential districts.	Currently existing boathouses have to be registered as a nonconforming use in order to obtain a permit for maintenance or replacement. Providing evidence of continuous use for a boathouse has proven difficult for applicants. Per COMAR 26.24.04.02C(2), new boathouses were not permitted to be constructed after the specified date. This revision will make all boathouses that exist as of that date be a permitted use and no longer require them to register as a nonconforming use to repair or replace an existing boathouse.
123	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Delete the use "Conversion of existing single-family detached dwellings to duplex dwellings"	Remove this item since duplexes are now allowed conditionally in these residential districts.
124	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Amend both of these uses as follows: Country clubs, private clubs, and service [nonprofit and charitable] organizations with less than 125 onsite parking spaces. Country clubs, private clubs and service [nonprofit and charitable] organizations with 125 or more onsite parking spaces.	The zoning code is not concerned with for-profit or non-profit status. There are many types of charitable organizations that fall under other specified uses in the zoning code.
125	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Delete the use "Dwellings, single-family detached" from the R10 & R15 Districts	Revise the use to allow only existing, and not new, single family detached dwellings in these districts. There is limited land inventory in these zoning districts and it should be reserved for higher density residential types.
126	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Add "DWELLINGS, SINGLE-FAMILY DETACHED, EXISTING AS [EFFECTIVE DATE OF BILL]" as a permitted use in R10, R15 & R22.	Allow existing single-family detached dwellings to be permitted so that they do not have to be considered as a nonconforming use.
127	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Add "FOOD TRUCKS" as a conditional use in all residential districts.	Food trucks are not adequately addressed in the Code. Currently they are considered roadside vendors which are not allowed in residential districts. This will allow food trucks to operate on land owned by an HOA in a limited capacity. Also proposed is adding the use to commercial and industrial districts.
128	VI	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Amend the use "Group Homes II" from a conditional use to a permitted use in the R1, R2, R5, R10, R15 and R22 Districts. Remove Group Homes II as a conditional use in the RA and RLD Districts.	The condition in Title 10 violates fair housing laws and cannot be enforced. Also, allow Group Homes II in all districts that allow multifamily dwellings to align with how they are considered in State Code. Remove the use in RA and RLD Districts as they do not allow multifamily dwellings, again consistent with state code.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
129	VI	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Add "MOBILE HOME OUTSIDE OF A MOBILE HOME PARK" as a conditional use in all residential districts except R10, R15 & R22.	Update the Code to reflect House Bill 538 which allows mobile homes to be placed outside of mobile home parks statewide. The use will now be a conditional use in all residential districts where single family dwellings are allowed.
130	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Amend the use "Piers and launching ramps, community" from a special exception use to a conditional use in all residential districts.	It has been difficult for communities to create, modify or improve their community piers due to the cost and time associated with a special exception approval. This change will retain the same requirements with the exception of the requirement for sanitary facilities on site. It is common for communities to seek a variance to the sanitary facilities condition as many community marinas don't provide this due to the close proximity of homes for people who use the facility.
131	IV	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Add "OUTSIDE STORAGE AS AN ACCESSORY USE LIMITED TO THE LESSER OF 10% OF THE ALLOWABLE COVERAGE BY STRUCTURES FOR THE UNDERLYING ZONING DISTRICT OR 500 SQUARE FEET" as a permitted use in all residential districts.	Structural change to move this language from the beginning paragraph of 18-4-106 to the use chart for clarity, and to be consistent with how accessory outside storage is listed in commercial districts.
132	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Amend the use "Rooming houses" from a conditional use in the R10 and R15 Districts to a permitted use, and add the use as a permitted use in the R1, R2, R5 Districts.	Allow the use more broadly in residential districts, and remove the condition that two rooming houses cannot be located next to one another which violates fair housing laws.
133	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Delete "Swimming pools, private" as a permitted use in the all residential districts	Swimming pools are typically accessory structures which are not listed in the use chart. This implies that a vacant lot could be improved with a private pool with no dwelling, which is not the intent.
134	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Delete the use "Theaters, live performances, temporary outdoor" from the use chart.	Temporary uses are not typically listed in the use chart. These events can be held using the temporary use approval process in the general provisions.
135	III	§18-4-106. Residential Districts - In general. Permitted, conditional, SE uses.	Add "TRANSITIONAL HOUSING FACILITIES" as a permitted use in all residential districts.	Clarify how these facilities are allowed in the county. The term is defined in Title 1 but is not currently listed in any zoning district use chart.
136	VII	§18-4-301. Residential Districts. RA Districts.	Add purpose statement "THE RA - RURAL AGRICULTURAL DISTRICT IS INTENDED TO PRESERVE AND FOSTER AGRICULTURAL AND RELATED USES OF LAND AND TO PRESERVE THE RURAL CHARACTER OF THE AREA IN WHICH THE DISTRICT IS LOCATED."	Restore purpose and intent statement.
137	V	§18-4-301. Residential Districts. RA Districts. Bulk regulations.	Amend the maximum density as follows: One dwelling unit per 20 acres [plus one additional dwelling unit for residue acreage that exceeds 10 acres and, for sites over 50 acres, one additional dwelling unit for every 50 acres and one additional dwelling unit for residue acreage that exceeds 25 acres].	Revise the maximum density in the RA district to allow no more than one dwelling unit per 20 acres per GDP policy BE1.1.a.4
138	VII	§18-4-401. Residential Districts. RLD Districts.	Add purpose statement "THE RLD-RESIDENTIAL LOW-DENSITY DISTRICT IS INTENDED TO SERVE AS A TRANSITIONAL AREA BETWEEN DESIGNATED DEVELOPMENT AREAS AND RURAL AREAS AND TO FOSTER ENVIRONMENTALLY SOUND DEVELOPMENT IN AREAS OF ENVIRONMENTAL CONCERN. THE RLD DISTRICT PROVIDES FOR LOW-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS THAT ARE RURAL IN CHARACTER AND WHERE FARMING IS NOT THE PREDOMINANT LAND USE ACTIVITY.	Restore purpose and intent statement.
139	VIII	§18-4-401. Residential Districts. RLD Districts. Bulk regulations.	Add a line item to establish a minimum width at front building restriction line for cluster development in the RLD district of 80 feet.	Add a needed bulk requirement that is missing.
140	VII	§18-4-501. Residential Districts. R1 Districts.	Add purpose statement "THE R1-RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE THE OPPORTUNITY FOR LARGER LOT RESIDENTIAL DEVELOPMENT OF PRIMARILY SINGLE-FAMILY DETACHED DEVELOPMENT WHILE PRESERVING THE RESIDENTIAL LOW-DENSITY LIVING ENVIRONMENT."	Restore purpose and intent statement.

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141	VII	§18-4-601. Residential Districts. R2 Districts.	Add purpose statement "THE R2-RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE THE OPPORTUNITY FOR LARGER LOT RESIDENTIAL DEVELOPMENT OF PRIMARILY SINGLE-FAMILY DETACHED OR OTHER LOW DENSITY DWELLING TYPES WHILE PRESERVING THE RESIDENTIAL LOW DENSITY LIVING ENVIRONMENT."	Restore purpose and intent statement.
142	VII	§18-4-701. Residential Districts. R5 Districts.	Add purpose statement "THE R5-RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE THE OPPORTUNITY FOR LOW-MEDIUM DENSITY RESIDENTIAL DEVELOPMENT OF WITH A RANGE OF DWELLING TYPES FROM SINGLE-FAMILY DETACHED TO TOWNHOUSES."	Restore purpose and intent statement.
143	V	§18-4-701. Residential Districts. R5 Districts. Bulk regulations.	Amend minimum lot size requirements in R5 if not served by public sewer: a minimum lot size of at least 20,000 SF for a lot not served by public sewer.	The current 10,000 SF lot size is not adequate for a lot served by private septic, per COMAR requirements.
144	VII	§18-4-801. Residential Districts. R10 Districts.	Add purpose statement "THE R10-RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE THE OPPORTUNITY FOR MEDIUM DENSITY RESIDENTIAL DEVELOPMENT OF PRIMARILY TOWNHOUSES AND MULTIFAMILY DWELLINGS."	Restore purpose and intent statement.
145	VII	§18-4-901. Residential Districts. R15 Districts.	Add purpose statement "THE R15-RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE THE OPPORTUNITY FOR HIGH DENSITY RESIDENTIAL DEVELOPMENT OF PRIMARILY TOWNHOUSES AND MULTIFAMILY DWELLINGS."	Restore purpose and intent statement.
146	VII	§18-4-1001. Residential Districts. R22 Districts.	Add purpose statement "THE R22-RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE THE OPPORTUNITY FOR HIGH DENSITY RESIDENTIAL DEVELOPMENT OF PRIMARILY MULTIFAMILY DWELLINGS."	Restore purpose and intent statement.
147	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Delete the use "barbershops" from the commercial use chart.	Currently barbershops are an auxiliary use in C2 while hair and nail salons are a permitted use in C2. There is no substantive difference between the two.
148	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add "CONTRACTOR GENERAL" as a conditional use in C4.	Separate contractor use into two categories to allow lesser impact contractors more broadly while keeping higher impact uses in C4.
149	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add "CONTRACTOR, LIMITED" as a conditional use in C2, C3, C4.	Separate contractor use into two categories to allow lesser impact contractors more broadly while keeping higher impact uses in C4.
150	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Delete "contractor and construction shops and yards" from the commercial use chart.	This use will be separated into limited and general contractor. See above.
151	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add the use "CREMATORIUMS AS ACCESSORY TO FUNERAL ESTABLISHMENTS" as a conditional use in the C2, C3, C4 Districts.	Allow crematoriums in these commercial districts only when they are accessory to a funeral establishment.
152	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add "DWELLINGS, SINGLE-FAMILY DETACHED, EXISTING AS OF [EFFECTIVE DATE OF BILL]" as a permitted use in all commercial districts..	Allow existing dwellings to be permitted so that they do not have to be considered as a nonconforming use.
153	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add "ENTERTAINMENT COMPLEXES INCLUDING MULTI-SCREEN COMPLEXES" as a permitted use in C3 and C4 and as an auxiliary use in C2.	Treat this use consistently with how it is allowed in industrial and mixed use districts. This will replace the current uses of "movie theaters" and "live performance theaters".
154	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add "FOOD PRODUCT MANUFACTURING" as a permitted use in C4.	Expand opportunities to locate this use which is currently allowed only in W2, W3 and MXD-S districts.
155	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add the use "FOOD TRUCKS" as a permitted use in C1, C2, C3, C4.	The use is currently classified as a roadside vendor. This will add a unique use category as food trucks do not neatly meet the definition of a roadside vendor.
156	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add the use "GROUP HOMES II" as a permitted use in the C1, C2, C3 and C4 Districts.	Allows group homes II to be located in the same zoning districts as multifamily dwellings to be consistent with how they are treated by the State Code.
157	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Amend the use as follows: "PET [dog] day care facilities".	Broaden the use to allow day care facilities for the range of pets. Make consistent with changes in other districts.
158	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Amend the use as follows: "PET [dog] grooming parlors".	Broaden the use to allow grooming facilities for the range of pets. Make consistent with changes in other districts.

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159	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add "LANDSCAPING AND TREE CONTRACTING" as a permitted use in C4.	Expand opportunities to locate this use.
160	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add "LANDSCAPING AND TREE CONTRACTING WITH ACCESSORY RECYCLING OF LOGS INTO FIREWOOD" as a permitted use in C4	Expand opportunities to locate this use.
161	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Add new use "OVERSIZED VEHICLE PARKING LOT" as a permitted use in the C3 and C4 Districts.	Add a new use to address oversized vehicle parking.
162	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Amend the use "Pawnshops" from a special exception use in the C4 District to a permitted use in the C3 and C4 Districts.	Special exception requirements and approval are overly restrictive for this use. This is an appropriate use for allowance in the C3 and C4 Districts.
163	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Amend the use as follows: "outside storage, accessory to permitted uses, LOCATED IN A SIDE OR REAR YARD, limited to 15% of the allowed lot coverage".	Limit outside storage in the C1 district to the side and rear yards which is consistent with how it is allowed in the C3 district.
164	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Amend the use as follows: "Retail specialty stores or shops for retail sales [, including antique stores, art supplies, bookstore, candy, cards, clocks, clothing, consignments, electronics, fabrics, flowers, gifts, hobbies, housewares, ice cream parlors, jewelry, luggage, musical instruments, news publications, office supply, optical goods, pets, photographic supplies, sewing machines, shoes and shoe repair, sporting goods, stamps and coins, stationary, tobacco, toys, video tapes, wallpaper and paint, window coverings, works of art"]	Remove specific types from use chart and add them to the new definition in Title 1.
165	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses	Amend the use as follows: "school AND CHARTER bus facilities".	Amend use to include charter bus facilities as they are similar uses.
166	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses	Amend the use "state licensed medical clinics" from a conditional use to a permitted use in all commercial districts.	The conditional use requirements have been overly limiting for this use. It is more appropriately treated the same as any professional medical office, which is a permitted use in all commercial districts.
167	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses	Delete the use "Theaters, live performances" from the use chart.	This use has been replaced by "entertainment complexes".
168	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses	Delete the use "Theaters, movie" from the use chart.	This use has been replaced by "entertainment complexes".
169	III	§18-5-102. Commercial Districts - Permitted, conditional, SE uses.	Amend the use as follows: "Wholesale trade, warehousing, DISTRIBUTION, AND/OR storage establishments".	Clarify that most warehouses are also distribution facilities.
170	VII	§18-5-201. Commercial Districts. C1 Districts.	Add purpose statement "THE C1-LOCAL COMMERCIAL DISTRICT IS INTENDED TO PROVIDE A LIMITED RANGE OF COMMERCIAL USES THAT SERVE A LOCAL MARKET IN A MANNER THAT IS COMPATIBLE WITH NEARBY RESIDENTIAL COMMUNITIES. THE C1 DISTRICT MAY ALSO INCLUDE A RANGE OF RESIDENTIAL DWELLING TYPES UNDER CERTAIN CONDITIONS."	Restore purpose and intent statement.
171	VII	§18-5-301. Commercial Districts. C2 Districts.	Add purpose statement "THE C2-COMMERCIAL OFFICE DISTRICT IS INTENDED TO PROVIDE OFFICE SPACE AND A RANGE OF COMMERCIAL USES THAT TYPICALLY SUPPORT OFFICE AND EMPLOYMENT USES. THE C2 DISTRICT MAY ALSO INCLUDE A RANGE OF RESIDENTIAL DWELLING TYPES UNDER CERTAIN CONDITIONS."	Restore purpose and intent statement.
172	VII	§18-5-401. Commercial Districts. C3 Districts.	Add purpose statement "THE C3-GENERAL COMMERCIAL DISTRICT IS INTENDED TO PROVIDE A WIDE RANGE OF MORE INTENSE COMMERCIAL USES THAT SERVE A REGIONAL MARKET. THESE DISTRICTS ARE TYPICALLY LOCATED AT KEY COMMERCIAL NODES WITHIN THE HIGHWAY NETWORK AND GENERALLY INCLUDE SHOPPING CENTERS AND LARGE RETAIL ESTABLISHMENTS. THE C3 DISTRICT MAY ALSO INCLUDE A RANGE OF RESIDENTIAL DWELLING TYPES UNDER CERTAIN CONDITIONS. "	Restore purpose and intent statement.

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173	VII	§18-5-501. Commercial Districts. C4 Districts.	Add purpose statement "THE C4-HIGHWAY COMMERCIAL DISTRICT IS INTENDED TO PROVIDE THE MOST INTENSE COMMERCIAL USES THAT ARE GENERALLY LOCATED ALONG MAJOR HIGHWAY CORRIDORS IN A MANNER THAT REDUCES IMPACTS TO NEARBY LOWER INTENSITY COMMERCIAL AND RESIDENTIAL AREAS. THE C4 DISTRICT INCLUDES USES RELATED TO MOTOR VEHICLES AND THOSE THAT MIGHT REQUIRE OUTSIDE STORAGE. THE C4 DISTRICT MAY ALSO INCLUDE A RANGE OF RESIDENTIAL DWELLING TYPES UNDER CERTAIN CONDITIONS."	Restore purpose and intent statement.
174	V	§18-5-201, 301, 401, 501. Commercial Districts. C1, C2, C3, C4 Districts. Bulk regulations.	Amend the bulk regulation in all commercial districts: "Rear service area, IF PROVIDED, Accessible by a 15-foot wide unobstructed right-of-way"	Clarify that the requirement for a rear service area is not mandatory. This is often too constraining for commercial properties results in the need for variances for structures that do not include a loading dock.
175	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Add "CREMATORIUMS" as a conditional use in the W2 and W3 Districts.	Allow crematoriums in these industrial districts as a principal use.
176	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Add "CONTRACTOR, GENERAL" as a conditional use in W2, W3	Separate contractor use into two categories to allow lesser impact contractors in W1 and W2 while keeping higher impact uses in W2 and W3.
177	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Add "CONTRACTOR, LIMITED" as a conditional use in W1, W2, W3	Separate contractor use into two categories to allow lesser impact contractors in W1 and W2 while keeping higher impact uses in W2 and W3.
178	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Delete the use "contractor and construction shops and yards" from the Industrial Use Chart.	This use will be separated into limited and general contractor. See above.
179	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Amend the use as follows: "PET [dog] day care facilities".	Broaden the use to allow day care facilities for the range of pets. Make consistent with changes in other districts.
180	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Amend the use as follows: "PET [dog] grooming parlors".	Broaden the use to allow grooming facilities for the range of pets. Make consistent with changes in other districts.
181	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Add DWELLINGS, SINGLE-FAMILY DETACHED, EXISTING AS OF [EFFECTIVE DATE OF BILL] as a permitted use in all industrial districts..	Allow existing dwellings to be permitted so that they do not have to be considered a nonconforming use.
182	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Add the use "FOOD TRUCKS" as a permitted use in W1, W2, W3.	The use is currently classified as a roadside vendor. This will add a unique use category as food trucks do not neatly meet the definition of a roadside vendor.
183	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Add "LANDSCAPING AND TREE CONTRACTING" as a permitted use in W2 and W3 districts.	Expand opportunities to locate this use.
184	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Add "LANDSCAPING AND TREE CONTRACTING WITH ACCESSORY RECYCLING OF LOGS INTO FIREWOOD" as a permitted use in W2 and W3 districts.	Expand opportunities to locate this use.
185	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Amend the use as follows: "Manufacturing and processing, general, including the assembling of component parts, the creation of products, [and] the blending of materials, AND PACKAGING OF PRODUCTS."	Clarify that general manufacturing and processing includes the packaging of products.
186	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Add "OVERSIZED VEHICLE PARKING LOT" as a permitted use in the W2 and W3 Districts.	Add a new use to address oversized vehicle parking.

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187	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Amend the use as follows: "Petroleum products, storage [on lot] ONSITE in excess of 1,000,000 gallons for use by W3 district uses or public utilities".	Revise for consistency with the use chart and the special exception subtitle.
188	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Add "Retail specialty stores or shops for retail sales" as a permitted use in the W1 District.	Expand opportunities to locate this use to support office and business parks.
189	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Amend the use as follows: "school AND CHARTER bus facilities"	Amend use to include charter bus facilities as they are similar uses
190	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Add "Solid waste transfer stations" as a special exception use in the W2 district.	Expand opportunities to locate this use.
191	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Amend "state-licensed medical clinics" from a conditional use to a permitted use in all industrial districts.	The conditional use requirements have been overly limiting for this use. It is more appropriately treated the same as any professional medical office, which is a permitted use in all industrial districts.
192	III	§18-6-103. Industrial Districts. In general. Permitted, conditional, SE uses.	Amend the use as follows: "Wholesale trade, warehousing, DISTRIBUTION, AND/OR storage establishments"	Clarifies that most warehouses are also distribution facilities.
193	VII	§18-6-201. Industrial Districts. W1 District.	Add purpose statement "THE W1-INDUSTRIAL PARK DISTRICT IS INTENDED FOR DEVELOPMENT OF BUSINESS PARKS AND RESEARCH AND DEVELOPMENT CAMPUSES. "	Restore purpose and intent statement.
194	V	§18-6-301. Industrail Districts. W2 District. Bulk regulations.	Amend as follows: "SIDE OR rear lot line that abuts a residentially zoned district"	Corrects the discrepancy that allows the side lot line setback abutting residential zoning to be 15 feet while the rear is required to be 100 feet. Side and rear setbacks abutting residential zoning should be the same.
195	VII	§18-6-301. Industrail Districts. W2 District.	Add purpose statement "THE W2-LIGHT INDUSTRIAL DISTRICT IS INTENDED TO PROVIDE FOR A WIDE VARIETY OF LIGHT INDUSTRIAL USES SUCH AS GENERAL MANUFACTURING, WAREHOUSE AND DISTRIBUTION, AND CONTRACTING. THESE AREAS MAY ALSO INCLUDE OUTDOOR STORAGE AND RELATED OUTDOOR ACTIVITIES."	Restore purpose and intent statement.
196	VII	§18-6-401. Industrial Districts. W3 District.	Add purpose statement "THE W3-HEAVY INDUSTRIAL DISTRICT IS INTENDED TO PROVIDE THE HIGHEST INTENSITY INDUSTRIAL USES SUCH AS HEAVY MANUFACTURING AND PROCESSING USES, TO BE BUFFERED FROM NEARBY RESIDENTIAL USES."	Restore purpose and intent statement.
197	VII	§18-7-102(a) MA1 - Community Marina District	Amend as follows: The MA1-Community Marina District GENERALLY serves [only] the residents and guests of a recorded residential riparian subdivision and is owned by a homeowner's association. COMMUNITY STRUCTURES AND CLUBHOUSES, MARINA OFFICES AND MAINTENANCE AND REPAIR OF WATERCRAFT ARE ALLOWED.	Revise the purpose and intent statement to include the types of uses typically allowed.
198	VII	§18-7-102(d) MA3 - Yacht Club District	Amend as follows: The MA3-Yacht Club District GENERALLY serves [only] the members and is a non-profit marina owned and operated by the membership.	Revise the purpose and intent statement.
199	III	§18-7-107. Maritime Districts. Permitted, conditional, and special exception uses.	Add "BUSINESS COMPLEXES" as a permitted use in all maritime districts.	Permit other uses allowed in maritime districts, such as inns, restaurants or taverns, to be operated as part of the marina development.
200	III	§18-7-107. Maritime Districts. Permitted, conditional, and special exception uses.	Add "DWELLINGS, SINGLE-FAMILY DETACHED, EXISTING AS OF [EFFECTIVE DATE OF BILL]" as a permitted use in MA1, MA1-B, MA2, MA3, MB, MC districts.	Allow existing dwellings to be permitted so that they do not have to be considered as a nonconforming use.
201	III	§18-7-107. Maritime Districts. Permitted, conditional, and special exception uses.	Add "FOOD TRUCKS" as a permitted use in MA2, MA3, MB, MC and as a conditional use in MA1.	The use is currently classified as a roadside vendor. This will add a unique use category as food trucks do not neatly meet the definition of a roadside vendor. Conditions in MA1 will limit the number of days and impact.

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202	III	§18-7-107. Maritime Districts. Permitted, conditional, and special exception uses.	Delete “ice vending machines” from the use chart.	Not needed as a listed use; vending machines are accessory.
203	III	§18-7-107. Maritime Districts. Permitted, conditional, and special exception uses.	Add “PETS, LIVESTOCK OR FOWL AS PERMITTED BY §18-4-104” as a permitted use in all maritime districts.	This use is allowed in all residential, commercial and industrial zoning districts.
204	III	§18-7-107. Maritime Districts. Permitted, conditional, and special exception uses.	Add "STORAGE OF WATERCRAFT, COVERED AND DRY" as a conditional use in the MA1 and MA1-B Districts, and change from a special exception use to a conditional use in MA2 and MA3 districts.	Allow limited dry covered storage in the MA1 and MA1-B districts in the form of a small accessory structure for storage of non-motorized watercraft. See proposed Title 10 conditions. Also allow the use conditionally in other maritime districts. The requirement for special exception approval is overly burdensome and those requirements are the same as the conditional requirements.
205	VII	18-8-101. Mixed Use Districts.	Add purpose statement “THE MXD-MIXED USE DISTRICTS ARE INTENDED TO PROVIDE A COMBINATION OF RESIDENTIAL, COMMERCIAL RETAIL AND OFFICE USES IN CLOSE PROXIMITY TO EACH OTHER IN ORDER TO PROVIDE HOUSING, SERVICES, AND EMPLOYMENT IN A MANNER THAT EMPHASIZES PEDESTRIAN ACCESS, ENCOURAGES THE USE OF AREAS DEDICATED TO PUBLIC ACTIVITIES, DECREASES RELIANCE ON THE AUTOMOBILE, REDUCES THE AMOUNT OF LAND REQUIRED FOR DEVELOPMENT, AND PRODUCES A BETTER QUALITY OF DESIGN. MIXED USE DISTRICTS PROVIDE AN OPTIONAL OR STANDARD METHOD OF DEVELOPMENT.”	Restore purpose and intent statement.
206	III	18-8-301. Mixed Use Districts. Uses Under the Optional Method of Development. Permitted uses; conditional uses.	Add "FOOD TRUCKS" under the Retail and Service category as a conditional use in all MXD districts.	The use is currently classified as a roadside vendor. This will add a unique use category as food trucks do not neatly meet the definition of a roadside vendor. Conditions in MA1 will limit the number of days and impact.
207	III	18-8-301. Mixed Use Districts. Uses Under the Optional Method of Development. Permitted uses; conditional uses.	Amend the use as follows: "PET [dog] day care facilities".	Broaden the use to allow day care facilities for the range of pets. Make consistent with changes in other districts.
208	III	18-8-301. Mixed Use Districts. Uses Under the Optional Method of Development. Permitted uses; conditional uses.	Amend the use as follows: "PET [dog] grooming parlors".	Broaden the use to allow grooming facilities for the range of pets. Make consistent with changes in other districts.
209	III	§18-8-301. Mixed Use Districts. Uses Under the Optional Method of Development. Permitted uses; conditional uses.	Add “PETS, LIVESTOCK OR FOWL AS PERMITTED BY §18-4-104” as a permitted use in all mixed use districts.	This use is allowed in all residential, commercial and industrial zoning districts.
210	III	§18-9-103. Other Zoning Districts. Odenton Town Center Districts. Uses.	Amend the use "Dwelling units, accessory" from a permitted use to a conditional use in all OTC Districts	The conditions for accessory dwelling units as found in Title 10 are meant to apply to ADUs countywide.
211	VI	§18-9-103. Other Zoning Districts. Odenton Town Center Districts. Uses.	Amend the use "Group homes II" from a conditional use to a permitted use in all OTC Districts	The condition in Title 10 violates fair housing laws and cannot be enforced. Also, allow Group Homes II in all districts that allow multifamily dwellings to align with how they are considered in State Code.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
212	III	§18-9-103. Other Zoning Districts. Odenton Town Center Districts. Uses.	Amend the use as follows: "Retail specialty stores or shops for retail sales [, including antique stores, art supplies, bookstore, candy, cards, clocks, clothing, consignments, electronics, fabrics, flowers, gifts, hobbies, housewares, ice cream parlors, jewelry, luggage, musical instruments, news publications, office supply, optical goods, pets, photographic supplies, sewing machines, shoes and shoe repair, sporting goods, stamps and coins, stationary, tobacco, toys, video tapes, wallpaper and paint, window coverings, works of art"]	Remove specific types from use chart and add them to the new definition in Title 1.
213	VII	§18-9-201. Other Zoning Districts. Open Space Districts and Conservation Overlay.	Add purpose statement: "THE OPEN SPACE DISTRICT IS INTENDED FOR PUBLIC PARKS AND PRIVATELY OWNED AREAS THAT PROVIDE ACTIVE AND PASSIVE RECREATIONAL AMENITIES, INCLUDING GOLF COURSES, HIKING TRAILS, BIKE PATHS, GREENWAYS, AND OTHER OPEN SPACES, WATER ACCESS FACILITIES, CAMPGROUNDS, TENNIS COURTS, SWIMMING AREAS, AND BALLFIELDS."	Add purpose and intent statement. Consistent with GDP Parks and Open Space land use category.
214	VII	§18-9-201. Other Zoning Districts. Open Space Districts and Conservation Overlay.	Add purpose statement: "THE PURPOSE OF THE OPEN SPACE CONSERVATION DISTRICT IS TO PROTECT AND PRESERVE PLATTED FLOODPLAINS, TIDAL AND NONTIDAL WETLANDS, STREAMS, BOGS, WILDLIFE HABITATS, AND OTHER PRESERVATION AREAS UNDER EASEMENT OR PUBLIC OWNERSHIP FOR PRESERVATION PURPOSES."	Add purpose and intent statement. Consistent with GDP Conservation land use category.
215	III	§18-9-202. Other Zoning Districts. Open Space Districts and Conservation Overlay. Permitted, conditional, and special exception uses.	Amend the use as follows: "Piers, private RESIDENTIAL, IF ACCESSORY TO AN EXISTING RESIDENTIAL USE".	Clarify that a private pier should only be constructed in the OS district if it is serving an existing private dwelling.
216	IX	§18-9-204. Other Zoning Districts. Open Space Districts and Conservation Overlay. OS-C - Open Space Conservation Overlay.	Delete part (h) entirely. [Existing uses. Uses permitted in an OS-C District that were in existence on October 1, 2012 may continue except that intensification or expansion shall be in accordance with the provisions of this Code. Any use that ceases to exist or ceases operation for 12 consecutive months shall be subject to the provisions of this Code.]	Allow nonconforming uses to remain upon compliance with Title 15 as a registered nonconforming use.
217	VII	§18-9-301. Other Zoning Districts. TC - Town Center District.	Add purpose statement: "THE TOWN CENTER DISTRICT IS DESIGNED TO ENCOURAGE COMPACT URBAN-SCALE MIXED-USE DEVELOPMENT INCLUDING A WIDE RANGE OF COMMERCIAL AND RETAIL USES AS WELL AS HIGH DENSITY RESIDENTIAL USES".	Restore purpose and intent statement.
218	IV	§18-9-302. Other Zoning Districts. TC - Town Center District. Permitted and special exception uses.	Delete the entire section and replace with the following section: §18-9-302. [Permitted and special exception uses]. USES. THE FOLLOWING USES ARE PERMITTED. (1) ANY USE ALLOWED IN A C3 DISTRICT IN ACCORDANCE WITH TITLE 5. (2) ANY RESIDENTIAL USE ALLOWED IN AN R22 DISTRICT IN ACCORDANCE WITH TITLE 4. (3) HOSPICE FACILITIES (4) NURSING HOMES	Clarify that the uses allowed in 1 and 2 are allowed as in the underlying zoning (Permitted, Conditional, or Special Exception) and that hospice facilities and nursing homes are permitted. Remove solar energy generating facility - accessory since it is a permitted use in C3. Remove the reference to multifamily and allow the range of dwelling types allowed in R22.
219	VI	§18-9-401. Other Zoning Districts. Small Business Districts. Scope.	Add purpose statement "THE SMALL BUSINESS DISTRICT IS INTENDED TO ALLOW RESIDENTIAL STRUCTURES IN TRANSITION AREAS TO BE CONVERTED FROM RESIDENTIAL USES TO SMALL BUSINESS USES THAT WILL SERVE THE SURROUNDING RESIDENTIAL COMMUNITY; AND MAINTAIN THE RESIDENTIAL CHARACTER OF THE STRUCTURES AND NEIGHBORHOOD AS THE USES CHANGE FROM RESIDENTIAL TO COMMERCIAL."	Restore purpose and intent statement.
220	III	§18-9-402. Other Zoning Districts. Small Business Districts. Permitted, Conditional and SE Uses.	Add "FOOD TRUCKS" as a conditional use.	The use is currently classified as a roadside vendor. This will add a unique use category as food trucks do not neatly meet the definition of a roadside vendor.
221	III	§18-9-402. Other Zoning Districts. Small Business Districts. Permitted, Conditional and SE Uses.	Amend the use as follows: "PET [dog] day care facilities, without outside runs or pens".	Broaden the use to allow day care facilities for the range of pets. Make consistent with changes in other districts.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
222	III	§18-9-402. Other Zoning Districts. Small Business Districts. Permitted, Conditional and SE Uses.	Amend the use as follows: "PET [dog] grooming parlors, without outside runs or pens".	Broaden the use to allow grooming facilities for the range of pets. Make consistent with changes in other districts.
223	III	§18-9-402. Other Zoning Districts. Small Business Districts. Permitted, Conditional and SE Uses.	Add "PETS, LIVESTOCK OR FOWL AS PERMITTED BY §18-4-104" as a permitted use.	This use is allowed in all residential, commercial and industrial zoning districts.
224	V	18-10-108. Requirements for Conditional uses. Automobile gasoline stations	Amend to add the additional conditions: (9) THE FACILITY MAY INCLUDE A CONVENIENCE STORE OPERATION. (10) THE FACILITY MAY INCLUDE A REPAIR CENTER, BUT A REPAIR CENTER SHALL BE LIMITED TO MINOR WORK TO BE COMPLETED WITHIN THREE DAYS AFTER THE VEHICLE IS DROPPED OFF FOR SERVICE. (11) THE FACILITY MAY INCLUDE A CAR WASH.	Provide the same allowances for auto gas stations whether a conditional use or a special exception use. Currently the conditions in Title 10 do not allow a convenience store, car wash or minor repair, while these are allowed under Title 11.
225	IV	§18-10-118. Requirements for Conditional Uses. Commercial telecommunication facilities.	Amend condition (11)(i) as follows: [each] A PRINCIPAL structure permanently located on the ground shall be located by the greater ... Amend condition (11)(iii) as follows: the height of a PRINCIPAL structure permanently located on the ground may not exceed...	Clarify that the setback does not apply to an accessory structure.
226	III	§18-10-1XX Requirements for Conditional Uses. Contractor, General.	Add condition (1) as follows: ANY SALES, DISPLAY, OFFICE OR TECHNICAL SUPPORT SERVICE AREAS SHALL BE ACCESSORY TO THE PRINCIPAL GENERAL CONTRACTOR USE.	Add condition for the new conditional use.
227	III	§18-10-1XX Requirements for Conditional Uses. Contractor, Limited.	Add condition (1) as follows: NO OUTSIDE STORAGE OF EQUIPMENT OR STORAGE OF MORE THAN 2 VEHICLES WITH A MANUFACTURER'S GROSS VEHICLE WEIGHT RATING OF MORE THAN 10,000 POUNDS IS ALLOWED.	Add condition for the new conditional use.
228	III	§18-10-1XX Requirements for Conditional Uses. Crematoriums.	Add condition (1) as follows: CREMATORIUMS MAY NOT BE LOCATED WITHIN 500 FEET OF AN ASSISTED LIVING FACILITY, CHILD CARE CENTER, SCHOOL, OR RESIDENTIALLY ZONED OR OCCUPIED PROPERTY.	Add condition for new conditional use.
229	VI	§18-10-123. Requirements for Conditional Uses. Dwelling units, accessory.	Amend condition (2) as follows: An accessory dwelling unit may [not] be a mobile home or a manufactured home, as defined in § 11-9-101 of this Code, IF IT MEETS THE CONDITIONS IN 18-10-xxx. Amend condition (4) as follows: An accessory dwelling unit located in a detached structure may not exceed the lesser of 800 square feet OF FLOOR AREA or 50% of the floor area of the principal single-family detached dwelling. An accessory dwelling unit, or the conversion of all or part of an existing structure into an accessory dwelling unit, shall be constructed pursuant to any permits required by this Code. Amend condition (6) as follows: An accessory dwelling unit shall use the same street address as the principal single family-detached dwelling and shall be designated as "unit A [B]".	House Bill 538 has allowed mobile homes to be placed outside of mobile home parks statewide in all zoning districts that allow single family detached dwellings. Condition (2) is revised accordingly to allow a mobile home to be used as a detached ADU if it meets the new conditions for a mobile home outside of a mobile home park, found in Title 10. Clarify that the 800 SF limit applies to floor area and not total area of the structure. The definition of floor area excludes areas used for the parking of vehicles. The Fire Department advised that addressing the ADU as unit "A" is preferable regarding response time. Unit "B" leads firefighters to look for a unit "A" on the premises which doesn't exist and wastes valuable time.
230	VIII	§18-10-128. Requirements for Conditional Uses. Dwellings, townhouses and stacked townhouses.	Add a line item to the chart under section (1): MINIMUM SETBACKS FOR ACCESSORY STRUCTURES: SIDE AND REAR LOT LINES – 3 FEET. MAXIMUM HEIGHT LIMITATIONS FOR ACCESSORY STRUCTURES - 20 FEET, OR THE HEIGHT OF THE PRINCIPAL STRUCTURE, WHICHEVER IS LESS.	Add setback requirements for accessory structures for townhouse dwellings.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
231	IV	§18-10-134. Requirements for Conditional Uses. Farm tenant houses.	Amend as follows: (2) The house shall be occupied by at least one person involved in [a] THE ONSITE farming operation [of the property owner].	Clarify that a farm tenant house must be occupied by a person involved in operation of the farm on which the house is located.
232	III	§18-10-1XX. Requirements for Conditional Uses. Food trucks.	<p>Add the conditional use requirements as follows:</p> <p>(1) IN RESIDENTIAL DISTRICTS, FOOD TRUCKS MUST BE LOCATED ON LAND THAT IS OWNED BY A HOMEOWNER'S ASSOCIATION, RELIGIOUS FACILITY, OR SCHOOL.</p> <p>(2) FOOD TRUCK OPERATIONS ARE LIMITED TO NO MORE THAN THREE DAYS PER CALENDAR WEEK PER PROPERTY OUTLINED IN CONDITION #1.</p> <p>(3) HOURS OF OPERATION ARE LIMITED TO 7AM-8PM.</p> <p>(4) IN MXD DISTRICTS FOOD TRUCKS MAY NOT OPERATE WITHIN 100 FEET OF LAND DEVELOPED WITH RESIDENTIAL USES AS LISTED IN §18-8-301(b).</p>	Add conditional use requirements for food trucks which will be allowed as a conditional use in residential, mixed use, and MA1 districts.
233	IX	§18-10-139. Requirements for Conditional Uses. Group Homes II.	Delete the condition as follows: [To help ensure that persons with disabilities live and interact with individuals without disabilities to the fullest extent possible, the owner of a group home II may not own two facilities that adjoin each other and, if a proposed adjoining facility is owned by a business entity, the owner, the owner's family, and the owner's business associates may not have any interest, financial or otherwise, in the business entity.]	Condition violates fair housing laws and cannot be enforced. Group Homes IIs will be changed to a permitted use.
234	III	§18-10-141. Requirements for Conditional Uses. Home occupations.	<p>Amend the conditions as follows:</p> <p>A home occupation shall comply with all of the following requirements.</p> <p>(1) EXCEPT FOR A PET CARE BUSINESS THAT COMPLIES WITH (3)(xvi), a home occupation shall be located and conducted entirely in a principal dwelling unit and shall be incidental and secondary to the use of the structure as a dwelling.</p> <p>(2) A home occupation may not change the character of the dwelling unit and may not exceed 25% of the total floor area.</p> <p>(3) Home occupations are limited to the following:</p> <p>***</p> <p>(viii) scissor, KNIFE or saw sharpening operations;</p> <p>***</p> <p>(xii) direct sale product distribution[, such as Amway, Tupperware, and Avon;]</p> <p>***</p> <p>(xvi) pet care business, on a lot of 6,000 square feet or greater, provided the total number of dogs and cats at the residence at any time does not exceed the number of dogs and cats permitted to be kept on the property under § 18-4-104(a) of this Code, the homeowner does not board animals in outside kennels, dogs are kept in a fenced area with a secure locking gate when outdoors, and the use is not noxious or offensive to surrounding uses; and</p> <p>(xvii) cottage food business.</p> <p>(XVIII) LOCKSMITHS;</p> <p>(XIX) PERSONAL FITNESS STUDIOS FOR NO MORE THAN SIX STUDENTS;</p> <p>(XX) TANNING SALONS;</p> <p>(XXI) TRAVEL AGENCIES.</p> <p>(4) The operator of a home occupation shall be a resident of the dwelling unit in which the occupation is located.</p> <p>(5) No more than one nonresident may be employed in the home occupation.</p> <p>(6) [The sale or rental of goods or products other than those produced on the premises by the home occupation is prohibited.]</p> <p>(7) Outside storage is prohibited.</p>	<p>Pet care businesses as home occupations may allow the animals to be outside and cannot be conducted entirely within the dwelling.</p> <p>Revise (3)(viii) to include knife sharpening.</p> <p>In (3) add additional home occupation uses of locksmiths, personal fitness studios, tanning salons, and travel agencies.</p> <p>Delete (6). Direct sale product distribution will be defined in Title 1.</p>

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
235	VI	§18-10-1XX. Requirements for Conditional Uses. Mobile home outside of a mobile home park.	<p>Add conditions for the new use as follows:</p> <p>(1) THE MOBILE HOME MUST BE ATTACHED TO A PERMANENT FOUNDATION.</p> <p>(2) THE OWNERSHIP INTERESTS OF THE MOBILE HOME AND THE PARCEL OF LAND IT IS AFFIXED TO ARE IDENTICAL.</p> <p>(3) AN AFFIDAVIT OF AFFIXATION IS RECORDED IN THE LAND RECORDS.</p>	Update the Code to reflect House Bill 538 which allows mobile homes to be placed outside of mobile home parks statewide. The use will now be a conditional use in all residential districts where single family dwellings are allowed.
236	IX	§18-10-147. Requirements for Conditional Uses. Nursing homes.	Delete condition (3) [A structure used in whole or part for contagious, mental, or drug or alcohol addiction cases shall be located at least 200 feet from all lot lines.]	Interpretation of this condition is not clear and it is overly restrictive.
237	IX	§18-10-157. Requirements for Conditional Uses. Rooming houses	<p>Delete the condition as follows:</p> <p>[The owner of a rooming house may not own two facilities that adjoin each other and, if a proposed adjoining facility is owned by a business entity, the owner, the owner's family, and the owner's business associates may not have any interest, financial or otherwise, in the business entity.]</p>	Condition violates fair housing act and cannot be enforced. Rooming houses will be changed to a permitted use.
238	III	§18-10-158. Requirements for Conditional Uses. School AND CHARTER bus facilities	<p>Amend the conditions as follows: A school OR CHARTER bus facility shall comply with all of the following requirements.</p> <p>(1) In C3 zoning districts, the facility shall be located on a lot or contiguous lots that total at least one acre.</p> <p>(2) Outside storage of [school] buses shall be limited to the maximum coverage allowed in the zoning district in which the facility is located.</p> <p>(3) Outside storage areas for [school] buses shall be screened from neighboring residentially zoned properties in accordance with the County Landscape Manual.</p> <p>(4) Each building used for the indoor storage of [school] buses shall be located at least 100 feet from any residentially zoned property.</p> <p>(5) Activities and operations shall be located in a manner to shield surrounding residential property from the effects of noise, hazards, or other offensive conditions.</p> <p>(6) Space on the site shall be adequate so that [school] buses are not stopped or parked on a road right-of-way.</p> <p>(7) Minor repairs to vehicles or equipment are allowed indoors or outdoors. Any outside repairs performed in the C1 or C2 zoning districts shall be no less than 200 feet from all existing, occupied residential structures.</p> <p>(8) Body work, engine rebuilding, engine reconditioning, painting, and similar activities are allowed indoors only. Structures where these activities are performed in the C1 or C2 zoning districts shall be located no less than 100 feet from all residentially zoned properties.</p> <p>(9) Structures and uses, such as gas storage tanks, gas pumps, [charter buses], and employee waiting areas, shall be accessory to the facility and may not be the principal use.</p> <p>(10) Vehicular access in C3 zoning districts shall be from an arterial road or from a local or higher classification road that directly accesses an arterial road.</p> <p>(11) In C1 and C2 zoning districts, the facility shall be located on a lot or contiguous lots that total at least five (5) acres and shall adjoin an arterial road.</p> <p>(12) Vehicular access in C1 and C2 zoning districts shall be by direct connection to an arterial road.</p>	Amend conditions to apply to both school and charter buses.
239	IV	§18-10-159. Requirements for Conditional Uses. Schools, private academic and public charter, with less than 125 onsite parking spaces.	Amend (4) as follows: VEHICULAR access in an RA District shall be provided directly from an arterial road.	Provide clarification that the access requirement is for vehicular access.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
240	IV	§18-10-160. Requirements for Conditional Uses. Schools, private academic and public charter, with 125 or more onsite parking spaces.	Amend (4) as follows: VEHICULAR access in an RA District shall be provided directly from an arterial road.	Provide clarification that the access requirement is for vehicular access.
241	IX	§18-10-167. Requirements for Conditional Uses. State licensed medical clinics	Delete this section in its entirety. [A state-licensed medical clinic shall comply with all of the following requirements: (1) The facility may not be located within 1,000 feet of a dwelling or school, or within one mile of another State-licensed medical clinic, a plasma center, a licensed dispensary of cannabis, or a transitional housing facility. (2) Vehicular access shall be located on an arterial road or higher classification. (3) Access to the facility from the road shall be provided and the facility may not draw vehicular traffic through local roads in surrounding residential areas. (4) The clinic shall conspicuously post “no loitering” signs in all parking areas. (5) A variance may not be granted for the requirements specified in this section.]	The use will be changed from a conditional use to a permitted use in all districts where allowed. The conditional use requirements have been overly limiting for this use. It is more appropriately treated the same as any professional medical office, which is a permitted use in all commercial districts.
242	III	§18-10-168. Requirements for Conditional Uses. Storage of watercraft, covered and dry	Amend the conditions as follows: A covered facility for the dry storage of watercraft shall comply with all of the following requirements. (1) IN THE MA2, MA3 AND MB DISTRICTS The combined base area of all covered dry storage structures may not exceed: (i) 10,000 square feet for a one-acre lot; (ii) for a lot larger than one acre, 10,000 square feet plus 1,000 square feet for each acre by which the lot exceeds one acre; (2) FOR A MARINA IN THE MA1 OR MA1-B DISTRICTS ONLY ONE COVERED DRY STORAGE STRUCTURE IS ALLOWED FOR THE STORAGE OF NON-MOTORIZED WATERCRAFT AND MAY NOT EXCEED 200 SQUARE FEET AND A HEIGHT OF 20 FEET. [[2)] (3) The facility shall be located at least 25 feet from each side lot line. [[3)] (4) The Office of Planning and Zoning shall designate the location of the facility in accordance with the criteria set forth in § 18-2-403.	Allow limited dry covered storage in the MA1 and MA1-B districts in the form of a small accessory structure for storage of non-motorized watercraft. See proposed Title 10 conditions.
243	VI	§18-11-113. Requirements for Special Exception Uses. Clay and borrow pits and sand and gravel operations.	Delete conditions (2), (3), (6), (8), (13)(ii)-(13)(viii), (15), (16), (17), (19). Add the following conditions: (XX) ACTIVITIES SUCH AS BIOSOLIDS COMPOSTING AND WOOD WASTE RECYCLING ARE ALLOWED AS ACCESSORY USES SUBJECT TO THE FOLLOWING REQUIREMENTS: (i) ALL ACCESSORY USES ARE LIMITED TO 25% OF THE SITE AREA, NOT TO EXCEED 5 ACRES. (ii) THE ACCESSORY USES ARE RESTRICTED TO THE PROCESSING AREAS.	Conditions (2), (3), (6), (8), (13)(ii) through (viii), (15), (16), (17) and (19) are removed because the County is preempted by State law from enforcing the conditions. Activities such as biosolids composting and wood waste recycling are occurring on existing rubble landfill and sand and gravel mining sites in the county. MDE has indicated these are allowable under state law, though not explicitly stated in the MDE permit, and can be considered as accessory to the landfill or mining operation. Add this to Title 11 to clarify this and also provide limitations.
244	IV	§18-11-117. Requirements for Special Exception Uses. Commercial telecommunication facilities.	Amend as follows: (2) A PRINCIPAL structure permanently located on the ground shall be located at least 200 feet or one foot for (3) The height of a PRINCIPAL structure permanently located on the ground may not exceed:.....	Clarify that the 200 foot setback and the height requirements apply to the principal structure and not accessory structures.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
245	IX	§18-11-119. Requirements for Special Exception Uses. Conversion of existing single-family detached dwellings to duplex dwellings.	Delete this section in its entirety. [The conversion of an existing single-family detached dwelling to a duplex dwelling shall comply with all of the following requirements. (1) The structure to be converted shall have been in existence as a single-family dwelling for at least five years before the filing of an application for a special exception. (2) A converted dwelling unit shall have at least two rooms in addition to a kitchen and bathroom. (3) The lot on which the structure is located shall be at least 14,000 square feet. (4) The lot is served by public water and public sewer.]	Delete this section since duplexes are now allowed conditionally in most residential districts.
246	III	§18-11-129. Requirements for Special Exception Uses. Kennels, commercial.	Add new requirement: (4) THE TRAINING OF ATTACK DOGS OR LAW ENFORCEMENT K9 DOGS IS PROHIBITED.	Add this requirement to prevent the training of attack dogs in a commercial kennel.
247	IX	§18-11-130. Requirements for Special Exception Uses. Landfills, rubble and land-clearing debris landfills.	Delete this section in its entirety. [Rubble landfills and land-clearing debris landfills shall comply with all of the following requirements. (1) The facility shall be located on a lot of at least 50 acres. *** (21) Combustion ash, including bottom ash and fly ash, may not be used as cover material or for any other fill.]	Landfills are no longer listed as an allowed use in the Code so the special exception requirements are no longer applicable.
248	IX	§18-11-137. Requirements for Special Exception Uses. Pawnshops.	Delete this section in its entirety. [A pawnshop shall comply with all of the following requirements. (1) The use shall be located at least 1,000 feet from the nearest lot line of any school, library, park, religious facility, or video lottery facility. (2) The facility's customer entrance and any onsite parking areas shall be located at least 100 feet from any residential structure. (3) Hours of operation shall be established by the Administrative Hearing Officer as part of the special exception approval.]	Special exception requirements and approval are overly restrictive for this use. The use will be allowed as a permitted use in the C3 and C4 Districts.
249	IX	§18-11-140. Requirements for Special Exception Uses. Piers and launching ramps, community.	Delete this section in its entirety. [A community pier or launching ramp shall comply with all of the following requirements. (1) The facility shall be located on a lot of at least 30,000 square feet that is owned by a homeowner's association. *** (10) In the event the parcel or lot has riparian rights and the proposed development is located on a portion of the parcel or lot that is out of the critical area, these rights may be utilized in accordance with permitted use criteria established for the critical area classification through the use of a community facility established in accordance with § 18-10-147, based on the actual length of shoreline or potential density that would have been permitted within the critical area portion of the parcel or lot.]	This use is currently conditional in MA1 and a special exception use in all residential districts. It is proposed to be changed to a conditional use in all residential districts, and the same requirements will be found in Title 10.
250	IX	§18-11-162. Requirements for Special Exception Uses. Storage of watercraft, covered and dry.	Delete this section in its entirety. [A covered facility for the dry storage of seaworthy watercraft shall comply with all of the following requirements. (1) The combined base area of all covered dry storage structures may not exceed: (i) 10,000 square feet for a one-acre lot; (ii) for a lot larger than one acre, 10,000 square feet plus 1,000 square feet for each acre by which the lot exceeds one acre; and (2) The facility shall be located at least 25 feet from each side lot line. (3) The Office of Planning and Zoning shall designate the location of the facility in accordance with the criteria set forth in § 18-2-403.]	This use will be allowed conditionally in the MA2 and MA3 districts, as opposed to a special exception use, and the same requirements will be found in Title 10.

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ID No.	Category	Code Section	Proposed Amendment	Reason for Change
251	III	§18-12-202. Special Uses. Planned Unit Developments. Uses.	<p>Amend (a) as follows: For less than 500 units.</p> <p>(i) A PUD of less than 500 dwelling units may have adult independent dwelling units, duplex [or semi-detached] dwellings, TRIPLEX AND FOURPLEX DWELLINGS, MULTIPLEX DWELLINGS, multifamily dwellings, single-family detached dwellings, townhouse AND STACKED TOWNHOUSE dwellings, public utility essential services, and public utility uses in accordance with § 18-11-143.</p> <p>(ii) In addition to the above dwelling units, a PUD in a C2 or C3 zoning district may have the permitted, conditional, special exception, and business complex auxiliary uses for C2 and C3 commercial districts in accordance with § 18-5-102.</p> <p>(iii) FOOD TRUCKS ARE ALLOWED IN PUDS IN RESIDENTIAL DISTRICTS IN ACCORDANCE WITH § 18-10-XXX.</p> <p>(iv) HOME OCCUPATIONS ARE ALLOWED IN PUDS IN RESIDENTIAL DISTRICTS IN ACCORDANCE WITH § 18-10-141.</p>	Allow additional dwelling types in all PUDs, allow food trucks as a conditional use in PUDs in residential districts, and allow home occupations as a conditional use in PUDs.
252	V	§18-12-202. Special Uses. Planned Unit Developments. Uses.	Amend the use as follows in paragraphs (b) and (c). “child care centers OTHER THAN AS A HOME OCCUPATION”	Clarify that child care centers that are not operated as home occupations must meet the Special Exception requirements. Child care centers will be a special exception use in all PUDs regardless of the size of the PUD, as they are treated in all residential districts. Child care centers within a home will be addressed as home occupations which are a conditional use.
253	IV	§18-12-501. Special Uses. Suburban Community Centers	<p>Amend as follows: Scope; applicability. A suburban community center in existence [on] AS OF September 7, 2004 is governed by Bill No. 36-96, AND THE PERMITTED USES ARE AS SET FORTH IN THIS SECTION. Other consistent provisions of this article also apply.</p> <p>USES ALLOWED.</p> <p>(1) THE USES LISTED IN THIS SECTION INCLUDING ACCESSORY STRUCTURES AND USES CUSTOMARILY INCIDENTAL TO THEM ARE PERMITTED IN SUBURBAN COMMUNITY CENTERS.</p> <p>(2) UNLESS OTHERWISE PROVIDED IN THE MASTER DEVELOPMENT STANDARDS, ALL OF THE ENUMERATED CONDITIONS FOR EACH CONDITIONAL USE AND ALL OF THE CRITERIA FOR EACH SPECIAL EXCEPTION USE SHALL BE MET.</p> <p>(i) PERMITTED USES IN THE ZONING DISTRICT IN WHICH THE CENTER IS LOCATED.</p> <p>(ii) PERMITTED USES IN C3 - GENERAL COMMERCIAL DISTRICTS.</p> <p>(iii) PERMITTED USES IN R15 - RESIDENTIAL DISTRICTS.</p> <p>(iv) PERMITTED USES IN C4 - HIGHWAY COMMERCIAL DISTRICTS, PROVIDED THE USES DO NO OCCUPY MORE THAN 25% OF THE TOTAL DEVELOPABLE LAND.</p> <p>(v) CONDITIONAL USES IN THE ZONING DISTRICT IN WHICH THE CENTER IS LOCATED.</p> <p>(vi) CONDITIONAL USES IN C3 - GENERAL COMMERCIAL DISTRICTS.</p> <p>(vii) CONDITIONAL USES IN R15 - RESIDENTIAL DISTRICTS.</p> <p>(viii) SPECIAL EXCEPTION USES IN THE ZONING DISTRICT IN WHICH THE CENTER IS LOCATED.</p> <p>(ix) SPECIAL EXCEPTION USES IN THE C3 - GENERAL COMMERCIAL DISTRICTS.</p> <p>(x). SPECIAL EXCEPTION USES IN THE R15 - RESIDENTIAL DISTRICTS.</p>	Expand this section to include details from governing Bill 36-96 including allowed uses so that all requirements are contained in one code section for ease of use. This is not a change in regulations.
254	IV	18-14-101. Other overlays. In general. Overlay zones; conflict with other law.	Amend as follows: Subtitles 2, 3, [and] 4, 5, AND 6 are overlay zones.	Technical correction to add the overlays that have been added to the code and not included in this list.

ARTICLE 18 COMPREHENSIVE UPDATE PUBLIC REVIEW DRAFT (AUGUST 2025)				
ID No.	Category	Code Section	Proposed Amendment	Reason for Change
255	IV	§18-15-101. Nonconforming uses.	Add a new section: SCOPE. THIS TITLE APPLIES TO ALL REGISTERED NONCONFORMING USES.	Add a scope for clarification.
256	IV	§18-15-101. Nonconforming Uses. Registration of Nonconforming Uses.	Amend part (a) A person who wishes to register a nonconforming use shall file an application on a form provided by the Office of Planning and Zoning, except that A SINGLE nonconforming SINGLE-FAMILY DETACHED dwelling [may not] ON A LOT OR PARCEL IS NOT REQUIRED TO be registered.	Clarifies this provision to be consistent with current practice in which property owners with more than one single-family detached dwelling have been required to register but those with only one single-family detached dwelling have been allowed to exist without registration.
257	IV	§18-15-101. Nonconforming Uses. Registration of Nonconforming Uses.	Amend part (b) [posting] NOTICE AND SIGNS. For a period of 14 days after filing an application to register a nonconforming use, the applicant shall post one or more signs on the property. Signs shall be furnished by the Office of Planning and Zoning and posted and maintained by the applicant. THE OFFICE OF PLANNING AND ZONING SHALL ALSO SEND A NOTICE OF THE APPLICATION TO ALL PROPERTY OWNERS WITHIN 300 FEET OF THE AFFECTED PROPERTY.	Revise the notice requirement to be consistent with Title 16. While currently there is not a codified notice requirement for nonconforming uses, the practice has been to send a notice of NCU applications to surrounding property owners as is done with other types of zoning applications.
258	V	§18-15-101. Nonconforming Uses. Registration of Nonconforming Uses.	Amend part (c) Rebuttable presumption. There is a rebuttable presumption that a use in existence continuously for a period of [10] 20 years is a nonconforming use.	The ten year rebuttable presumption has proven to be an insufficient time period. Once an applicant has proven 10 years of continuous use, the County must have clear evidence to the contrary in order to deny the nonconforming use. Also, evidence of the use for the past ten years is difficult to refute by impacted neighbors. The original requirement was 30 years of evidence. Twenty years is felt to be a reasonable time period for the burden of proof.
259	IV	§18-15-101. Nonconforming Uses. Registration of Nonconforming Uses.	Add new subsection as follows: STANDARDS FOR DECISION. THE OFFICE OF PLANNING AND ZONING MAY REGISTER A USE AS NONCONFORMING IF IT IS DETERMINED THAT THE USE WAS PERMITTED IN THE ZONING DISTRICT WHEN IT CAME INTO EXISTENCE BUT IS NO LONGER PERMITTED IN THE ZONING DISTRICT IN WHICH IT IS LOCATED, THE USE HAS BEEN CONTINUOUS AS REQUIRED BY THIS SUBTITLE, AND THE USE HAS NOT TERMINATED AS PROVIDED IN 18-15-104. AN APPLICANT HAS THE BURDEN OF PROVING THAT THE USE WAS ALLOWED WHEN ORIGINALLY ESTABLISHED. REGISTRATION IS LIMITED TO THE USE AS IT EXISTED ON THE DATE THE USE BECAME NONCONFORMING.	Clarify what the standards are for granting a nonconforming use decision.
260	VIII	§18-15-101. Nonconforming Uses. Registration of Nonconforming Uses.	Add a new subsection as follows: LIMIT ON SUBSEQUENT APPLICATIONS. THE SAME PROPERTY MAY NOT BE CONSIDERED FOR THE SAME NONCONFORMING USE AFTER THE DATE OF DENIAL BY THE PLANNING AND ZONING OFFICER, THE BOARD OF APPEALS, OR A COURT.	There should be no subsequent applications. Denials, after appeals, are final regardless of a change in ownership.
261	IX	§18-15-101. Nonconforming Uses. Registration of Nonconforming Uses.	Delete Section 18-15-101(e) in its entirety. [(e) Limitations. (1) No enforcement action under Title 17 to abate a use of property in violation of this article shall be initiated 20 years or more after the date the use commenced, if: (i) the use is operated by the owner of the property and has been in existence continuously since first commenced; and (ii) the property on which the use is located has been owned by the same owner since the use commenced. (2) A use to which subsection (e)(1) applies shall be registered and classified by the Office of Planning and Zoning as a "twenty-year registered use." (3) A use to which subsection (e)(1) applies shall terminate when the use ceases operation for 12 consecutive months or when the scope of the use is so significantly reduced during the 12 month period as to change its nature or character, or upon a transfer of ownership from the owner described in subsection (e)(1)(ii), unless that transfer of ownership is to a child of the owner who continues to operate the use without cessation.]	Remove the provision for a twenty year registered use from the Code. This does not represent best practices in zoning or sound land use policy. Uses that have been registered to date will be grandfathered.

ARTICLE 18 COMPREHENSIVE UPDATE PUBLIC REVIEW DRAFT (AUGUST 2025)				
ID No.	Category	Code Section	Proposed Amendment	Reason for Change
262	V	§18-15-102. Nonconforming Uses. Nonconforming uses generally.	Amend part (d)(1) as follows: Nonconforming single-family dwellings. The Office of Planning and Zoning may allow: (1) the expansion of a nonconforming use single-family dwelling LOCATED IN A NONRESIDENTIAL DISTRICT if the expansion is set back at least seven feet from each side lot line OR TWENTY FEET FROM A CORNER SIDE LOT LINE and 25 feet from the front and rear lot lines....	Add a corner side setback and clarify that this applies to nonconforming single-family detached dwellings in nonresidential districts.
263	V	§18-15-102. Nonconforming Uses. Nonconforming uses generally.	Amend part (d)(3) as follows: Nonconforming single-family dwellings. The Office of Planning and Zoning may allow: (3) structures accessory to the nonconforming use dwelling if the accessory structure is located in a side or rear yard, set back at least seven feet from side and rear lot lines, 15 FEET FROM CORNER SIDE LOT LINES and does not exceed a height of 25 feet or the height of the principal structure, whichever is less.	Provide corner side setbacks for accessory structures.
264	VIII	§18-15-102. Nonconforming Uses. Nonconforming uses generally.	Add new subsection (f) PORTABLE STORAGE CONTAINERS. A PORTABLE STORAGE CONTAINER IN A RESIDENTIAL DISTRICT FOR GREATER THAN 60 DAYS, UNLESS OTHERWISE ALLOWED IN ACCORDANCE WITH 18-17-104, IS A PROHIBITED USE AND MAY NOT BE REGISTERED AS A NONCONFORMING USE.	Clarify that portable storage containers are not registered as nonconforming uses.
265	IX	§18-16-201. Administrative Hearings. Application Process and Pre-hearing Procedures. Applications.	Amend part (a) as follows: Generally. A person having a financial, contractual, or proprietary interest in property to be affected may file an application, accompanied by an administrative site plan, with the Office of Planning and Zoning on a form supplied by the Office. A separate application is required for each request. Each application shall contain a list of the names and addresses of all property owners who own land: (1) located within 300 feet FROM THE BOUNDARIES of the affected property; Delete part (a)(2) and (a)(3) entirely.	This change will require notice of an administrative hearing to be sent to all properties within 300 feet of the subject property. The current requirement regarding confronting and adjoining properties causes substantial confusion with the public and has been difficult for applicants to comply with and for OPZ to verify.
266	V	§18-16-201. Administrative Hearings. Application Process and Pre-hearing Procedures. Applications.	Amend as follows: (c) Pre-filing meeting [required]. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or a bog protection area, an applicant [shall] MAY meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.	A pre-file meeting is not needed in all cases and may create an unnecessary step in the process. This revision will no longer require a pre-file meeting as mandatory but will allow it as optional. OPZ can issue a green notice to inform customers that staff are available for a meeting if desired.
267	IV	§18-16-201. Administrative Hearings. Application Process and Pre-hearing Procedures. Applications. Contents of administrative site plan.	Amend part (e) as follows: (11) for sites in the critical area, [field run] topography at two-foot intervals if the site has slopes of 15% or more; (12) for sites not in the critical area, [field run] topography at two-foot intervals if the site has slopes of 25% or more; (14) for any development impacting environmentally sensitive areas, and all new single family dwellings, all information contained in the current County SKETCH PLAN- preliminary plan checklist or other relevant information specified by the Planning and Zoning Officer; and (15) for any development impacting environmentally sensitive areas or disturbing 5,000 square feet or more, and all new single family dwellings, a stormwater management CONCEPT plan that satisfies requirements of the County Procedures Manual.	Remove “field run” from the requirements of (11) and (12). Field run topography is not necessary; accurate topography can be provided from various sources. Change (14) to clarify the correct checklist to be followed for administrative site plans. Change (15) is to clarify the type of stormwater management plan requirements for an administrative site plan. The Stormwater Management Concept Plan requirements are provided in the County Procedures Manual.
268	V	§18-16-201. Administrative Hearings. Application Process and Pre-hearing Procedures. Applications.	Amend part (f) as follows: Modification of application. After the Office of Planning and Zoning accepts an application for filing, the application may be modified or amended until [10] 21 days before the date of the hearing for a [more restrictive use] SIMILAR BUT REDUCED PROPOSAL only.	The current timeline of 10 days is insufficient for staff to send the revised plan for comments, review comments, draft revised recommendations, and post the report at least 7 days prior to the hearing. Additionally, the more restrictive use language is difficult to interpret.

ARTICLE 18 COMPREHENSIVE UPDATE PUBLIC REVIEW DRAFT (AUGUST 2025)				
ID No.	Category	Code Section	Proposed Amendment	Reason for Change
269	IV	§18-16-405(a). Administrative Hearings. Post-Decision Procedures and Events. Time period after which variances and special exceptions are void.	Amend part (a) as follows: Expiration by operation of law. A variance or special exception that is not extended or tolled expires by operation of law unless the applicant within 18 months of the granting of the variance or special exception (1) obtains a building permit or (2) files an application for subdivision OR (3) WHEN A PERMIT IS NOT REQUIRED, OBTAINS A RELATED APPROVAL FROM THE COUNTY. Thereafter, the variance or special exception shall not expire so long as (1) construction proceeds in accordance with the permit or (2) a record plat is recorded among the land records pursuant to the application for subdivision, the applicant obtains a building permit within one year after recordation of the plat, and construction proceeds in accordance with the permit.	The subjects of some variance and special exception approvals do not require a building permit or subdivision. This revision will clarify when the approval would expire in those situations.
270	IV	§18-17-102. Enforcement and Penalties. Junkyards, Solid Waste, Vehicles. Inoperable and unregistered vehicles.	Amend part (b) as follows: Scope. This section does not apply to the storage of vehicles as accessory to a marina, SALES AND/OR SERVICE FACILITY, OR AUTO REPAIR FACILITY FOR A PERIOD NOT EXCEEDING 90 DAYS, [or a service and sales facility] or to the storage of unregistered vehicles within a roofed structure entirely enclosed on all sides.	This revision reflects the current practice in applying this code section, and also adds auto repair not exceeding 90 days to the scope so that an auto repair business that is not storing inoperable or wrecked vehicles for prolonged periods of time is not construed as a zoning violation.
271	V	§18-17-104. Enforcement and Penalties. Junkyards, Solid Waste, Vehicles. Portable storage containers in residential districts.	Amend the section as follows: Shipping or cargo containers, trailers, truck compartments, and similar portable storage containers are prohibited in residential districts for a period of more than 60 days unless used in connection with construction authorized by an active building permit issued by the Department of Inspections and Permits OR USED IN CONNECTION WITH AN ACTIVE ON-SITE FARMING OPERATION.	Allow the use of storage containers in conjunction with farming operations which is currently not permitted.
272	VIII	§18-17-105. Enforcement and Penalties. Junkyards, Solid Waste, Vehicles.	Add a new section as follows: RECREATIONAL VEHICLES AND MOTOR VEHICLES AS DWELLING UNITS. A MOTOR VEHICLE OR RECREATIONAL VEHICLE MAY NOT BE USED AS A DWELLING UNIT.	Clarify that vehicles and RVs may not be used as a dwelling unit.
273	IV	§18-17-202. Enforcement and Penalties. Zoning Violations. Administrative orders; informal letters.	Delete in its entirety part (a) Administrative Orders. Amend part (b) as follows: Informal letters. [Instead of an administrative order,] the Office of Planning and Zoning may send an informal letter as notification that a zoning violation may exist. An informal letter does not constitute a final decision that a violation exists, and it is not appealable to the Board of Appeals.	This revision clarifies the correct zoning enforcement procedures when sending notice of a suspected zoning violation. The Office of Planning and Zoning does not serve administrative orders.
274	IV	§18-18-101. Fees.	Under Title 16 applications, amend as follows: Variance [for] RELATING TO a single-family dwelling or an accessory structure OR USE RELATING TO [for] a single-family dwelling	Clarify that the fee applies to anything relating to a single-family dwelling. The code is currently ambiguous as to how fees are assessed for a patio or other improvement that is not a structure.