Last Updated: March 2022

Howard County Solar and Wind Zoning

This document provides a compilation of excerpts from the Howard County Code applicable to the siting of solar and wind projects. Specifically, the excerpts include definitions of solar and wind projects, zoning exclusions, use regulations, and setback and height regulations for solar and wind structures.

Guidance for Viewing Excerpts

SOLAR

Summary

- The Howard County Code refers to large-scale solar projects as "Solar Collector Facility, Commercial" and defines them as a series of ground-mounted solar collectors used to generate photovoltaic power, where less than 50% of the power generated is consumed by the principal use on the site.
 - Permitted use, subject to conditions, in the following zoning districts: RR (Rural Residential), RC (Rural Conservation), Rural Residential Density Exchange Overlay (RR-DEO), and Rural Conservation (Density Exchange Overlay (RC-DEO), Business Local (B-1), Business General (B-2), Corridor Employment (CE), Manufacturing Light (M-1), Manufacturing Heavy (M-2), Planned Office Research (POR), and Planned Employment Center (PEC).
 - Solar Collector Facility, Commercial Ground-Mount are permitted, with conditions on Agricultural Land Preservation Program (ALPP) Purchased Easements, ALPP Dedicated Easements, and other Dedicated Easements.
 - On ALPP land, the maximum size for Solar Collector Facility, Commercial is 16 acres or 20% of the property, whichever is less, unless the Howard County Hearing Authority determines that the use does not interfere with farming operations.
 - County Preservation Easements restrict the use of large-scale solar projects in the RR, RC, RR-DEO, and RC-DEO zoning districts.

Relevant Sections of the Howard County Code

- Bill No. 17-2021 (ZRA 197)
 - Definitions for "Solar Collector, Commercial" and "Solar Collector Facility, Commercial Ground-Mount" (Section 103.0).
 - o Restricted use through County Preservation Easements (Section 106.1).
 - Conditional Use (Section 131.0).

Last Updated: March 2022

o Policy for commercial solar facilities (CSF) on ALPP easement property.

SMALL SOLAR

Summary

- The Howard County Code uses the term "Solar Collector" to refer to small-scale or accessory solar projects that are either rooftop or ground-mounted. A Solar Collector that is ground-mounted can also be used as an accessory use to a principal use and is used for the primary purpose of generating electrical power to be consumed primarily by the principal use.
 - Ground-Mount Solar Collectors are permitted, as accessory use, on ALPP Purchased Easements, ALPP Dedicated Easements, and other Dedicated Easements and in the following zoning districts: Residential Village Housing (R-VH), Historic Office (HO), Historic Commercial (HC), M-2, Residential Single Attached (R-SA-8), Residential Single Cluster (R-SC), Residential Single (R-12 and R-20), B-2, Institutional (I) Overlay, Community Center Transition (CCT), Residential Senior Institutional (R-SI), Residential Apartment (R-A-15 and R-APT), Business Rural (BR), Office Transition (OT), Planned Golf Course Community (PGCC) residential and non-residential, Residential Mobile Home (R-MH), Corridor Activity Center (CAC), Planned Senior Community (PSC), Shopping Center (SC), Residential Environmental Development (R-ED), Residential: Historic Environmental District (R-H-ED) RR, RC, RR-DEO, RC-DEO, Traditional Neighborhood Center (TNC), and Transit Oriented Development (TOD).
 - Ground-Mount Solar Collectors are permitted in the following zoning districts:
 POR, PEC, B-1, M-1, Solid Waste (SW), and CE.
 - Rooftop Solar Collectors are permitted on ALPP Purchased Easements, ALPP Dedicated Easements, and other Dedicated Easements and in the following zoning districts: R-ED, R-20, R-12, R-SC, R-Sa-8, R-H-ED, R-A-15, R-APT, R-MH, R-SI, I Overlay, R-VH, HO, HC, POR, PEC, BR, OT, CCT, B-1, B-2, SC, M-1, SW, PGCC, Mixed Use (MX), CE, Continuing Light Industrial (CLI) Overlay, TOD, CAC, and TNC.

Relevant Sections of the Howard County Code

• Bill No. 17-2021 (ZRA 197)

 Definitions for "Solar Collector", "Solar Collector, Accessory Ground-Mount", "Solar Collector, Ground-Mount", and "Solar Collector, Rooftop" (Section 103.0). Last Updated: March 2022

- Zoning districts where Solar Collector, Accessory Ground-Mount or Solar Collector, Rooftop may be permitted (Sections 104.0, 105.0, 107.0, 108.0, 109.0, 110.0, 111.0, 111.1, 112.0, 112.1, 113.1, 113.2, 113.3, 114.1, 114.2, 114.3, 115.0, 116.0, 117.1, 117.3, 117.4, 118.0, 119.0, 120.0, 122.0, 123.0, 124.0, 126.0, 127.0, 127.1, 127.2, 127.3, 127.4,127.5, , 127.6).
- Supplementary Zoning District Regulations (Section 128.0)
- Restricted use through County Preservation Easements (Section 106.1).

WIND

Summary

 The Howard County Code does not have specific zoning districts designated for largescale wind projects.

Relevant Sections of the Howard County Code

No document available for viewing.

SMALL WIND

Summary

- The Howard County Code has two categories of small-scale wind energy systems: "Small Wind Energy System, Freestanding Tower" and "Small Wind Energy System, Building Mounted." Both categories must have a rated nameplate capacity of less than 100 kW.
 - Small Wind Energy System, Freestanding Tower
 - Permitted as accessory use in the following zoning districts: Residential Historic Environmental District (R-H-ED), RR, RC, RR-DEO, RC-DEO, R-ED, R-20, R-12, R-SC, R-SA-8, R-A-15, R-APT, I, POR, PEC, BR, CCT, B-1, B-2, SC, M-1, M-2, PGCC, PSC, CE, TOD, CAC, and TNC.
 - o Small Wind Energy System, Building Mounted
 - Permitted as accessory use in the following zoning districts: Residential Historic Environmental District (R-H-ED), RR, RC, RR-DEO, RC-DEO, R-

ED, R-20, R-12, R-SC, R-SA-8, , R-A-15, R-APT, I, POR, PEC, BR, CCT, B-1, B-2, SC, M-1, M-2, PGCC, PSC, CE, TOD, CAC, and TNC.

 County Preservation Easements restrict the use of both types in the RR, RC, RR-DEO, and RC-DEO zoning districts.

Relevant Sections of the Howard County Code

• Supplement 7. Zoning

- Definitions for "Small Wind Energy Systems, Building Mounted" and "Small Wind Energy Systems, Freestanding Tower" (Section 103.0).
- Zoning districts where accessory use is permitted for Small Wind Energy Systems, Building Mounted (Sections 104.0, 105.0, 107.0, 108.0, 109.0, 110.0, 111.0, 111.1, 112.0, 112.1, 113.3, 115.0, 116.0, 117.1, 117.2, 117.4, 118.0, 119.0, 120.0, 122.0, 123.0, 126.0, 127.1, 127.2, 127.4, 127.5, 127.6).
- Zoning districts where accessory use is permitted for Small Wind Energy Systems, Freestanding Tower (Section 104.0).
- o Restricted use through County Preservation Easements (Section 106.1).
- Supplementary Zoning District Regulations (Section 128.0. L.M.).
- Conditional Use (Section 131.0).

Introduced 3-1-2021
3-15-2621
Public Hearing — > 13
Council Action 5 = 3 - 208
Executive Action
Effective Date

County Council Of Howard County, Maryland

2021 Legislative Session

Legislative Day No. 5

Bill No. 17-2021 (ZRA 197)

Introduced by: The Chairperson at the request of the County Executive

AN ACT to update and add definitions related to solar collector equipment; to eliminate the requirement for a glare study; to add certain reviews by the Agricultural Preservation Board; to allow rooftop commercial and accessory ground mount solar collectors in all zoning districts; to allow commercial ground-mount solar collector facilities in certain zoning districts; to limit the size of commercial ground-mount solar collector facilities on certain parcels that are in the Agricultural Land Preservation Program; and generally relating to the Howard County Zoning Regulations.

Introduced and read first time Wareh , 2021. Ordered By or	posted and hearing scheduled. Theo Wimberly, Acting Administrator
Having been posted and notice of time & place of hearing & title of Bill for a second time at a public hearing on	
	rder Passed with amendments, Failed Theo Wimberly, Acting Administrator
Sealed with the County Seal and presented to the County Executive for a.m./c.m.	Mark Pulhand
Approved/Vetoed by the County Executive	Calvin Rall County Evecutive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; <u>Underlining</u> indicates material added by amendment.

Tabled April 5,2021

- 1 Section 1. Be It Enacted by the County Council of Howard County, Maryland, that the Howard
- 2 County Zoning Regulations are amended as follows:

- 4 1. By amending Section 103.0, Definitions.
- 5 2. By amending Section 104.0, RC(Rural Conservation) District; Subsections B and C.
- 6 3. By amending Section 105.0, RR (Rural Residential) District, Subsections B and C.
- 7 4. By amending Section 106.1, County Preservation Easements, Subsections B, C and D.
- 8 5. By amending Section 107.0, R-ED (Residential: Environmental Development) District,
- 9 *Subsections B and C.*
- 10 6. By amending Section 108.0, R-20 (Residential: Single) District, Subsections B and C.
- 7. By amending Section 109.0, R-12 (Residential: Single) District, Subsections B and C.
- 8. By amending Section 110.0, R-SC (Residential: Single Cluster) District, Subsections B and C.
- 9. By amending Section 111.0: R-SA-8 (Residential: Single Attached) District, Subsections B and
- 14 *C*.
- 15 10. By amending Section 111.1: R-H-ED (Residential: Historic—Environmental) District,
- 16 Subsections B and C.
- 17 11. By amending Section 112.0: R-A-15 (Residential: Apartments) District, Subsections B and C.
- 18 12. By amending Section 112.1: R-APT (Residential: Apartments) District, Subsections B and C.
- 19 13. By amending Section 113.1: R-MH (Residential: Mobile Home) District, Subsections B and C.
- 20 14. By amending Section 113.2: R-SI (Residential: Senior—Institutional) District, Subsections B
- 21 and C.
- 22 15. By amending Section 113.3: I (Institutional) Overlay District, Subsections C and D.
- 23 16. By amending Section 114.1: R-VH (Residential: Village Housing) District, Subsections B and C.
- 24 17. By amending Section 114.2: HO (Historic: Office) District, Subsections B and C.
- 25 18. By amending Section 114.3: HC (Historic: Commercial) District, Subsections B and C.
- 26 19. By amending Section 115.0: POR (Planned Office Research) District, Subsections B and C.
- 27 20. By amending Section 116.0: PEC (Planned Employment Center) District, Subsections B and C.
- 28 21. By amending Section 117.1: Section 117.1: BR (Business: Rural) District, Subsections C and
- 29 E
- 30 22. By amending Section 117.3: OT (Office Transition) District, Subsections C and E.
- 31 23. By amending Section 117.4: CCT (Community Center Transition) District, Subsection B and C.

1	<i>24</i> .	By amending Section 118.0: - B-1 (Business: Local) District; Subsections B and C.	
2	<i>25</i> .	By amending Section 119.0: - B-2 (Business: General) District, Subsections B and C.	
3	<i>26</i> .	By amending Section 120.0: - SC (Shopping Center) District, Subsections B and C.	
4	<i>27</i> .	By amending Section 122.0: - M-1 (Manufacturing: Light) District, Subsections B and C.	
5	<i>28</i> .	By amending Section 123.0: - M-2 (Manufacturing: Heavy) District, Subsection C.	
6	<i>29</i> .	By amending Section 124.0: - SW (Solid Waste) Overlay District, Subsections C and D.	
7	<i>30</i> .	By amending Section 126.0: - PGCC (Planned Golf Course Community) District, Subsections B	
8		and C.	
9	31.	By amending Section 127.0: - 127.0: - MXD (Mixed Use) Districts, Subsection C4.	
10	<i>32</i> .	By amending Section 127.1: - PSC (Planned Senior Community) District, Subsection E.	
11	<i>33</i> .	By amending Section 127.2: - CE (Corridor Employment) District, Subsections B and D.	
12	<i>34</i> .	By amending Section 127.3: - CLI (Continuing Light Industrial) Overlay District, Subsection C.	
13	<i>35</i> .	By amending Section 127.4: - TOD (Transit Oriented Development) District, Subsection B and D.	
14	<i>36.</i>	By amending Section 127.5: - CAC (Corridor Activity Center) District, Subsection B and C.	
15	<i>37</i> .	By amending Section 127.6: - TNC (Traditional Neighborhood Center) Overlay District,	
16		Subsection C and D.	
17	<i>38.</i>	By amending Section 128.0: Supplementary Zoning District Regulations, Subsection A12	
18	<i>39</i> .	By amending Section 131.0: Conditional Uses, Subsection N, Conditional Uses and Permissible	
19		Zoning Districts.	
20	40.	By amending Section 131.0: Conditional Uses; Subsection N.52: Solar Facility, Commercial	
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22		Howard County Zoning Regulations.	
23		Section 103.0. Definitions.	
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25	Secti	ion 103.0: - Definitions	
26	Terms used in these Zoning Regulations shall have the definition provided in any standard		
27	dictionary, unless specifically defined below or in any other provision of these Zoning		
28	Regulations:		
29			
30	Sola	r Collector: A device, structure or a part of a device or structure for which the primary	
31	purp	ose is to transform solar radiant energy into electrical energy.	

- 2 Solar Collector, Accessory GROUND-MOUNT [[: A building mounted or ground mounted solar
- 3 collector which is an accessory use to a principal use and is used for the primary purpose of
- 4 generating electrical power to be consumed primarily by the principal use. A ground mounted
- 5 accessory solar collector may be located on a different lot than the principal use.]]
- 6 A SOLAR COLLECTOR AND ALL SUPPORTING ELECTRICAL AND STRUCTURAL COMPONENTS
- 7 THAT IS ATTACHED TO THE GROUND OR A CANOPY ON A PROPERTY THAT CONTAINS A
- 8 PRINCIPAL USE OR AN ADJACENT LOT; WHERE ELECTRICAL POWER GENERATED IS USED BY
- 9 THE PRINCIPAL USE AND EXCESS ELECTRICAL POWER GENERATED MAY BE USED FOR NET
- 10 METERING, INCLUDING NET METER AGGREGATION, ACCORDING TO STATE NET METERING
- 11 REGULATIONS.

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- Solar [[Facility]] COLLECTOR, Commercial: [[A series of ground mounted solar collectors
- used to generate photovoltaic power, where less than 50% of the power generated is consumed
- by the principal use on the site.]
- 16 A SOLAR COLLECTOR CONNECTED DIRECTLY TO THE ELECTRICAL DISTRIBUTION OR
- 17 TRANSMISSION SYSTEM SEPARATELY FROM ANY OTHER ELECTRICAL SERVICE ON THE
- PROPERTY ON WHICH IT IS HOSTED AND WHERE ELECTRICAL POWER GENERATED MAY BE
- 19 **USED ON OR OFF-SITE.**

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- 21 SOLAR COLLECTOR FACILITY, COMMERCIAL GROUND-MOUNT: COMMERCIAL SOLAR
- 22 COLLECTORS AND ALL SUPPORTING ELECTRICAL AND STRUCTURAL COMPONENTS THAT ARE
- 23 ATTACHED TO THE GROUND OR A CANOPY.

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- 25 SOLAR COLLECTOR, ROOFTOP: A SOLAR COLLECTOR OR COMMERCIAL SOLAR COLLECTOR
- 26 AND ALL SUPPORTING ELECTRICAL AND STRUCTURAL COMPONENTS THAT IS ATTACHED TO
- 27 THE ROOFTOP OF AN EXISTING STRUCTURE OR INTEGRATED INTO THE BUILDING, WHERE THE
- 28 SOLAR PANELS THEMSELVES ACT AS A BUILDING MATERIAL OR STRUCTURAL ELEMENT.

Howard County Zoning Regulations.

Section 104.0: - RC (Rural Conservation) District.

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Section 104.0: - RC (Rural Conservation) District.

B. Uses Permitted as a Matter of Right

- The following uses are permitted as a matter of right in the RC District, except that only the uses listed in Section 106.1 shall be permitted on County Preservation Easements.
 - 1. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
 - 2. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 3. One single-family detached dwelling unit per lot.
- 4. Commercial feed mills and commercial grain processing or storage facilities, provided that all uses connected with such facilities shall be at least 200 feet from property lines.
- 5. Convents and monasteries used for residential purposes.
 - 6. Governmental structures, facilities and uses including public schools and colleges.
- 7. Private recreational facilities, such as parks, athletic fields, swimming pools, basketball courts and tennis courts, reserved for use by residents of a community and their guests. Such facilities shall be located within neighborhoods and communities where all properties are included within recorded covenants and liens which govern and provide financial support for operation of the facilities.
 - 8. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
 - 9. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
 - 10. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
- 11. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground

1 level, subject to the requirements of Section 128.0.E. This height limit does not apply to 2 government communication towers, which are permitted as a matter of right under the provisions 3 for "Government structures, facilities and uses." 4 12. Volunteer fire departments.

13. ROOFTOP SOLAR COLLECTORS

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C. Accessory Uses

- The following are permitted accessory uses in the RC District, except that only the uses listed in Section 106.1 shall be permitted on County Preservation Easements. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.
- 11
 - 1. Any use normally and customarily incidental to any use permitted as a matter of right in this district. Accessory structures are subject to the requirements of Section 128.0.A.
 - 2. Accessory houses, limited to the following:
 - a. Farm tenant houses and similar uses customarily accessory to agricultural uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and one unit shall be permitted for each 25 acres of that parcel; or
 - b. Caretakers' dwellings and similar uses customarily accessory to residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres and one unit shall be permitted for each 50 acres of that parcel.
 - 3. Accessory apartments, subject to the requirements of Section 128.0.A.
 - 4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
 - Home occupations, subject to the requirements of Section 128.0.C.
 - Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.

7. Parking:

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- a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
- b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
- 8. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such storage shall be limited to the following:
 - a. One recreational vehicle with a length of 30 feet or less; and
- b. One boat with a length of 20 feet or less.
- 9. The following commercial services are permitted as accessory uses on farms, provided that the uses are located on a parcel of at least 50 acres or on a parcel of any size subject to an ALPP purchased or dedicated easement, the commercial service is conducted by persons residing on or operating the farm, and all uses are screened from public roads and adjacent lots:
 - a. Blacksmith shop
- b. Farm machinery repair
 - c. Lawn and garden equipment repair
- d. Welding
- 20 10. Farm stands, subject to the requirements of Section 128.0.I.
- 21 11. Snowball stands, subject to the requirements of Section 128.0.D.
- 22 12. Home-based contractors, subject to the requirements of Section 128.0.C.2.
- 23 13. The acceptance or disposal of off-site land clearing debris under a permit issued by the Department of Planning and Zoning, subject to the requirements of Section 128.0.D.
- 25 14. Value-added processing of agricultural products, subject to the requirements of Section 128.0.I.
- 15. Agritourism enterprises and pick-your-own marketing of farm products, subject to the requirements of Section 128.0.I.
- 28 16. Farm Winery—Class 1A and Farm Brewery—Class 1A, subject to the requirements of Section 128.0.O.
- 30 17. Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
- 18. Small Wind Energy System, freestanding tower on properties 5 acres or great or greater, subject to the requirements of Section 128.0.M.

- 1 19. Riding Academies and Stables, subject to the requirements of Section 128.0.I.
- 2 20. Community Supported Agriculture, subject to the requirements of Section 128.0.I.
- 3 21. Food Hubs, subject to the requirements of Section 128.0.I.
- 4 22. Accessory **GROUND-MOUNT** Solar Collectors.
 - 23. Residential chicken keeping, subject to the requirements of Section 128.0.D.
- 6 24. Livestock on residential lots or parcels, subject to the requirements of Section 128.0.D.
 - 25. Accessory storage buildings and shipping containers, as accessory storage structures, subject to the requirements in Section 128.0.D.

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Howard County Zoning Regulations.

Section 105.0: - RR (Rural Residential) District.

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Section 105.0: - RR (Rural Residential) District.

B. Uses Permitted as a Matter of Right

- The following uses are permitted as a matter of right in the RR District, except that only the uses listed in Section 106.1 shall be permitted on County preservation easements.
 - 1. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
 - 2. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
 - 3. One single-family detached dwelling unit per lot.
 - 4. Convents and monasteries used for residential purposes.
 - 5. Governmental structures, facilities and uses including public schools and colleges.
- 6. Private recreational facilities, such as parks, athletic fields, swimming pools, basketball courts and tennis courts, reserved for use by residents of a community and their guests. Such facilities shall be located within neighborhoods and communities where all properties are included within recorded covenants and liens which govern and provide financial support for operation of the facilities.
 - 7. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 8. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.

- 9. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
 - 10. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
 - 11. Volunteer fire departments.

12. ROOFTOP SOLAR COLLECTORS

C. Accessory Uses

- The following are permitted accessory uses in the RR District, except that only the uses listed in Section 106.1 shall be permitted on County preservation easements. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.
- 1. Any use normally and customarily incidental to any use permitted as a matter of right in this district. Accessory structures are subject to the requirements of Section 128.0.A.
- 2. Accessory houses, limited to the following:
 - a. Farm tenant houses and similar uses customarily accessory to agricultural uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and one unit shall be permitted for each 25 acres of that parcel; or
 - b. Caretakers' dwellings and similar uses customarily accessory to residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres and one unit shall be permitted for each 50 acres of that parcel.
 - 3. Accessory apartments, subject to the requirements of Section 128.0.A.
- 4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or

- 1 c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
 - 5. Home occupations, subject to the requirements of Section 128.0.C.
 - 6. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.

7. Parking:

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- a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
- b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
- 8. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such storage shall be limited to the following:
 - a. One recreational vehicle with a length of 30 feet or less; and
 - b. One boat with a length of 20 feet or less.
- 9. The following commercial services are permitted as accessory uses on farms, provided that the uses are located on a parcel of at least 50 acres or on a parcel of any size subject to an ALPP Purchased or ALPP Dedicated Easement, the commercial service is conducted by persons residing on or operating the farm, and all uses are screened from public roads and adjacent lots:
 - a. Blacksmith shop
 - b. Farm machinery repair
 - c. Lawn and garden equipment repair
- d. Welding
- 27 10. Farm stands subject to the requirements of Section 128.0.I.
- 28 11. Farm Winery—Class 1A or Farm Brewery—Class 1A, subject to the requirements of Section 128.0.O.
- 30 12. Snowball stands, subject to the requirements of Section 128.0.D.
- 31 13. Home-based contractor, subject to the requirements of Section 128.0.C.2.

14. The acceptance or disposal of off-site land clearing debris under a permit issued by the 1 Department of Planning and Zoning, subject to the requirements of Section 128.0.D. 2 15. Value-added processing of agricultural products, subject to the requirements of Section 128.0.I. 3 16. Agritourism enterprises and pick-your-own marketing of farm products, subject to the 4 5 requirements of Section 128.0.I. 17. Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L. 6 18. Riding Academies and Stables, subject to the requirements of Section 128.0.I. 7 19. Community Supported Agriculture, subject to the requirements of Section 128.0.I. 8 20. Food Hubs, subject to the requirements of Section 128.0.I. 9 21. Accessory GROUND-MOUNT Solar Collectors. 10 22. Residential chicken keeping, subject to the requirements of Section 128.0.D. 11 23. Livestock on residential lots or parcels, subject to the requirements of Section 128.0.D. 12 24. Accessory storage buildings and shipping containers, as accessory storage structures, subject to 13 the requirements in Section 128.0.D. 14 15 **Howard County Zoning Regulations.** 16 Section 106.1: - County Preservation Easements. 17 18 19 **SECTION 106.1: - County Preservation Easements** 20 B. Uses Permitted as a Matter of Right 21 1. ALPP Purchased Easements and ALPP Dedicated Easements 22 a. Farming. b. Conservation areas, including wildlife and forest preserves, environmental management 23 areas, reforestation areas, and similar uses. 24 c. One single-family detached principal dwelling unit, if provided for in the Deed of Easement. 25 d. Sales of Christmas trees or other seasonal decorative material, between December first and 26 January first, subject to the requirements given in Section 128.0.D. 27 e. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and 28 CATV lines; mobile transformer units; telephone equipment boxes; and other, similar utility 29 30 uses not requiring a Conditional Use.

Section 128.0. and Section 15.516 of the Howard County Code.

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f. Commercial communication antennas attached to structures, subject to the requirements of

1 g. Bed and Breakfast Inns, provided that: 2 (1) The building existed at the time the easement was established. 3 (2) The Inn is managed by persons residing on the same parcel or in a contiguous parcel that 4 is under the same ownership and part of the same farm. 5 H. ROOFTOP SOLAR COLLECTORS 6 2. Other Dedicated Easements 7 a. Farming. 8 b. Conservation areas, including wildlife and forest preserves, environmental management 9 areas, reforestation areas, and similar uses. 10 c. One single-family detached dwelling unit on the preserved area of a cluster subdivision, if 11 provided for as required by Sections 104.0.G and 105.0.G. 12 d. Private outdoor recreational facilities, such as parks, athletic fields, swimming pools, 13 basketball courts and tennis courts, reserved for use by residents of a community and their 14 guests. Such facilities shall be located within communities where all properties are included 15 within recorded covenants and liens which govern and provide financial support for operation 16 of the facilities. 17 e. Government uses, limited to public schools, conservation areas, parks, and recreational 18 facilities. Sales of Christmas trees or other seasonal decorative material, between December first and 19 20 January first, subject to the requirements given in Section 128.0.D. 21 g. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and 22 CATV lines; mobile transformer units; telephone equipment boxes; and other similar utility 23 uses not requiring a Conditional Use. 24 h. Commercial communication antennas attached to structures, subject to the requirements of 25 Section 128.0.E.4. Commercial communications towers located on government property, 26 excluding school board property, and with a height of less than 200 feet measured from

I. ROOFTOP SOLAR COLLECTORS

C. Accessory Uses

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31 32 provision for "government structures, facilities and uses".

ground level, subject to the requirements of Section 128.0.E. This height limit does not apply

to government communication towers, which are permitted as a matter of right under the

- 1 1. ALPP Purchased Easements and ALPP Dedicated Easements
- 2 a. Any use normally and customarily incidental to any use permitted as a matter of right in the RC and/or RR Districts.
 - b. Farm tenant houses on parcels greater than 50 acres, subject to the Deed of Agricultural Preservation Easement and approval by the Agricultural Land Preservation Board, the parcel on which the farm tenant house will be located must be improved with a principal dwelling unless, based on justification of need submitted by the applicant, the Director of the Department of Planning and Zoning authorizes an exception to this requirement.
 - c. Accessory apartments, subject to the requirements of Section 128.0.A.
 - d. Housing by a resident family of boarders and/or elderly persons subject to the requirements of Sections 104.0.C.4 or 105.0.C.4.
- e. Home occupations, subject to the requirements of Section 128.0.C.
- f. Home care, subject to the requirements of Sections 104.0.C.6 or 105.0.C.6.
- g. Parking of commercial vehicles, subject to the requirements of Sections 104.0.C.7 or 105.0.C.7.
 - h. Storage of recreational vehicles or boats, subject to the requirements of Sections 104.0.C.8 or 105.0.C.8.
 - i. Commercial services, subject to the requirements of Sections 104.0.C.9 or 105.0.C.9.
- 19 (1) Blacksmith shop
 - (2) Farm machinery repair
 - (3) Lawn and garden equipment repair
- 22 (4) Welding

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- i. Farm stands, subject to the requirements of Section 128.0.I.
 - k. Snowball stands, subject to the requirements of Section 128.0.D.
- 25 l. Value-added processing of agricultural products subject to the requirements of Section 128.0.I.
 - m. Agritourism enterprises, subject to the requirements of Section 128.0.I.
- n. Pick-your-own marketing of farm products, subject to the requirements of Section 128.0.I.
- o. Farm winery—Class 1A or Farm Brewery—Class 1A, subject to the requirements of Section 128.0.O.
 - p. Small wind energy system, building mounted, subject to the requirements of Section 128.0.L.

- q. Small wind energy system, freestanding tower on properties 5 acres or greater, subject to the requirements of Section 128.0.M.

 Riding stables and academies, subject to the requirements of Section 128.0.I.
 - s. Community Supported Agriculture (CSA), subject to the requirements of Section 128.0.I.
 - t. Food hubs, subject to the requirements of Section 128.0.I.
 - u. Accessory GROUND-MOUNT Solar Collectors.
 - v. Residential chicken keeping, subject to the requirements of Section 128.0.D.
 - w. Livestock on residential lots or parcels, subject to the requirements of Section 128.0.D.

2. Other Dedicated Easements

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- a. Any use normally and customarily incidental to any use permitted as a matter of right in the RC and/or RR Districts.
- b. Farm tenant houses on parcels greater than 50 acres, subject to the Deed of Easement. the parcel on which the farm tenant house will be located must be improved with a principal dwelling unless, based on justification of need submitted by the applicant, the director of the department of planning and zoning authorizes an exception to this requirement.
- c. Caretaker's dwellings on parcels greater than 50 acres and improved with a principal dwelling, subject to the Deed of Easement.
- d. Accessory apartments, subject to the requirements of Section 128.0.A.
- e. Housing by a resident family of boarders or elderly persons subject to the requirements of Sections 104.0.C or 105.0.C.
- f. Home occupations, subject to the requirements of Section 128.0.C.
- g. Home care, subject to the requirements of Section 104.0.C or 105.0.C.
- h. Parking of commercial vehicles, subject to the requirements of Section 104.0.C or 105.0.C.
- i. Storage of recreational vehicles or boats, subject to the requirements of Sections 104.0.C or 105.0.C.
 - j. Commercial services, subject to the requirements of Sections 104.0.C. or 105.0.C.
 - (1) Blacksmith shop
 - (2) Farm machinery repair
 - (3) Lawn and garden equipment repair
- 30 (4) Welding
- 31 k. Farm stands, subject to the requirements of Section 128.0.I.
 - I. Snowball stands, subject to the requirements of Section 128.0.I.

- m. Disposal of off-site land clearing debris, subject to the requirements of Section 128.0.D.
- 2 n. Value-added processing of agricultural products, subject to the requirements of Section 128.0.I.
 - o. Agritourism enterprises, subject to the requirements of Section 128.0.I.
 - p. Pick-your-own marketing of farm products, subject to the requirements of Section 128.0.I.
- q. Farm winery—Class 1A or Farm Brewery—Class 1A, subject to the requirements of Section 128.0.O.
 - r. Small wind energy system, building mounted, subject to the requirements of Section 128.0.L.
 - s. Small wind energy system, freestanding tower on properties 5 acres or greater, subject to the requirements of Section 128.0.M.
 - t. Riding stables and academies, subject to the requirements of Section 128.0.I.
- u. Community supported agriculture (CSA), subject to the requirements of Section 128.0.I.
- v. Food Hubs, subject to the requirements of Section 128.0.I.
 - w. Accessory GROUND-MOUNT Solar Collectors.
 - x. Residential chicken keeping, subject to the requirements of Section 128.0.D.
 - y. Livestock on residential lots or parcels, subject to the requirements for such a use in Section 128.0.D.

19 D. Conditional Uses

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- 1. ALPP Purchased Easements and ALPP Dedicated Easements
 - a. Conditional Uses shall not be allowed on agricultural preservation easements unless they support the primary agricultural purpose of the easement property, or are an ancillary business which supports the economic viability of the farm, and are approved by the hearing authority in accordance with the applicable provisions of Sections 130.0 and 131.0 of these regulations. On an ALPP purchased or dedicated easement property, the area devoted to Conditional Uses may not exceed a cumulative use cap equal to 2% of the easement or up to a maximum of 1 acre for preservation parcels created as part of the Cluster Subdivision process.
 - The following Conditional Uses may be allowed:
- 30 (1) Animal hospitals
 - (2) Barber shop, hair salon and similar personal services facilities
- 32 (3) Bottling of spring or well water

1			(4) Communication Towers
2			(5) Farm tenant house on a parcel of at least 25 acres but less than 50 acres
3			(6) Historic building uses
4			(7) Home based contractors
5			(8) Home occupations
6			(9) Kennels and/or pet grooming establishments
7			(10) Landscape contractors
8			(11) Limited outdoor social assemblies
9			(12) Sawmills or bulk firewood processing
10			(13) School buses, commercial service
11			(14) Small wind energy systems, freestanding tower
12		b.	In addition, the following Conditional Uses which may require additional land area may be
13			permitted on agricultural preservation easements:
14			(1) Agribusiness, limited to uses itemized in Section 131.0.N.
15			(2) Farm winery—class 2
16			(3) Solar COLLECTOR Facilities, commercial GROUND-MOUNT
17	2.	Ot	her Dedicated Easements
18		a.	Conditional Uses shall not be allowed on other dedicated easements unless they support the
19			primary purpose of the easement property and are approved by the Hearing Authority in
20			accordance with the applicable provisions of Sections 130.0 and 131.0 of these Regulations.
21			On these dedicated easements, the following Conditional Uses which do not require the
22			construction of new principal structures or use of an outdoor area that is more than 2% of the
23			preservation parcel acreage up to a maximum of 1 acre may be allowed:
24			(1) Animal hospitals
25			(2) Antique shops, art galleries and craft shops
26			(3) Barber shop, hair salon and similar personal service facilities
27			(4) Bottling of spring or well water
28			(5) Child day care centers and nursery schools, day treatment and care facilities
29			(6) Communication towers
30			(7) Country inns
31			(8) Historic building uses
32			(9) Farm tenant house on a parcel of at least 25 acres but less than 50 acres

1		(10) Home based contractors
2		(11) Home occupations
3		(12) Kennels and/or pet grooming establishments
4		(13) Landscape contractors
5		(14) Limited outdoor social assemblies
6		(15) Museums and libraries
7		(16) Retreats
8		(17) School buses, commercial service
9		(18) Shooting ranges—outdoor rifle, pistol, skeet and trap
10		(19) Small wind energy systems, freestanding tower
11		(20) Two family dwellings, accessory apartments and multi-plex dwellings
12	b.	In addition, the following Conditional Uses which may require additional land area may be
13		permitted on other dedicated easements:
14		(1) Agribusiness, limited to uses itemized in Section 131.0.N.2
15		(2) Charitable or philanthropic institutions dedicated to environmental conservation
16		(3) Farm Winery—Class 2
17		(4) Golf Courses
18		(5) Solar COLLECTOR Facilities, commercial GROUND-MOUNT.
19		
20		Howard County Zoning Regulations.
21		Section 107.0: - R-ED (Residential: Environmental Development) District.
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23	Section 10	07.0: - R-ED (Residential: Environmental Development) District.
24	B. Uses I	Permitted as a Matter of Right
25	1. O	ne single-family detached dwelling unit per lot.
26	2. O	ne zero lot line dwelling unit per lot.
27	3. Si	ngle-family attached dwelling units.
28	4. Fa	arming provided that on a residential lot or parcel of less than 40,000 square feet no livestock
29	sh	all be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
30	5. C	onservation areas, including wildlife and forest preserves, environmental management areas,
31	re	forestation areas, and similar uses.

- 6. Private recreational facilities, such as parks, athletic fields, swimming pools, basketball courts and tennis courts, reserved for use by residents of a community and their guests. Such facilities shall be located within condominium developments or within communities with recorded covenants and liens which govern and provide financial support for operation of the facilities.
- 7. Convents and monasteries used for residential purposes.
 - 8. Government structures, facilities and uses, including public schools and colleges.
 - 9. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
 - 10. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
 - 11. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
 - 12. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
 - 13. Volunteer fire departments.
 - 14. ROOFTOP SOLAR COLLECTORS

23 C. Accessory Uses

- The following are permitted accessory uses in the R-ED District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.
 - 1. Any use normally and customarily incidental to any use permitted as a matter of right in this District. Accessory Structures are subject to the requirements of Section 128.0.A.
- 2. Accessory apartments, subject to the requirements of Section 128.0.A., provided that:
 - a. The area of the lot is at least 12,000 square feet;
 - b. Except for an exterior entrance and necessary parking area, there shall be no external evidence of the accessory apartment; and,

- 1 c. The accessory apartment shall have no more than two bedrooms.
- 3. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.
 - 4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
 - 5. Home occupations, subject to the requirements of Section 128.0.C.
 - 6. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.
 - 7. Parking:

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- a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
- b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
- 8. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such storage shall be limited to the following:
 - a. One recreational vehicle with a length of 30 feet or less; and
 - b. One boat with a length of 20 feet or less.
- 9. Farm stand, subject to the requirements of Section 128.0.I.
- 28 10. Snowball stands, subject to the requirements of Section 128.0.D.
- 11. Home-based contractors on lots larger than two acres, subject to the requirements of Section 128.0.C.2.
- 12. Small Wind Energy System, building mounted, on single-family detached dwellings and nonresidential structures only, subject to the requirements of Section 128.0.L.

- 1 13. Residential Chicken Keeping, subject to the requirements of Section 128.0.D.
- 2 14. Accessory **GROUND-MOUNT** Solar Collectors.
- 3 15. Livestock on residential lots or parcels, subject to the requirements of Section 128.0.D.
- 4 16. Community Supported Agriculture, subject to the requirements of Section 128.0.I.
- 5 17. Accessory storage buildings and shipping container, as accessory storage structures, subject to the 6 requirements in Section 128.0.D.

Howard County Zoning Regulations.

Section 108.0: - R-20 (Residential: Single) District.

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- Section 108.0: R-20 (Residential: Single) District.
- B. Uses Permitted as a Matter of Right
 - 1. One single-family detached dwelling unit per lot.
- 14 2. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock 15 shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
- 16 3. Conservation areas, including wildlife and forest preserves, environmental management areas, 17 reforestation areas, and similar uses.
- 18 4. Convents and monasteries used for residential purposes.
 - 5. Government structures, facilities and uses, including public schools and colleges.
- 20 6. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, 21 reserved for the use of on-site residents and their guests. Such facilities shall be located within condominium developments as well as within communities where all properties are included 22 23 within recorded covenants and liens which govern and provide financial support for operations of the facilities.
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- 25 7. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, 26 social, civic or educational organizations subject to the requirements of Section 128.0.D.
- 27 8. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements 28 of Section 128.0.D.
- 29 9. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and 30 CATV lines; mobile transformer units; telephone equipment boxes; and other similar public 31 utility uses not requiring a Conditional Use.

- 10. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Sections 128.0.E.2 and 128.0.E.3. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
- 11. Volunteer fire departments.

12. ROOFTOP SOLAR COLLECTORS

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C. Accessory Uses

- The following are permitted accessory uses in the R-20 District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.
- 1. Any use normally and customarily incidental to any use permitted as a matter of right in this District. Accessory structures are subject to the requirements of Section 128.0.A.
 - 2. Accessory apartments, subject to the requirements of Section 128.0.A., provided that:
 - a. The area of the lot is at least 12,000 square feet;
- b. Except for an exterior entrance and necessary parking area, there shall be no external evidence of the accessory apartment; and,
 - c. The accessory apartment shall have no more than two bedrooms.
- 3. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.
 - 4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
 - 5. Home occupations, subject to the requirements of Section 128.0.C.
 - 6. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total

1		number of persons receiving home care at any one time plus the number of persons being housed
2		shall not exceed eight.
3	7.	Parking:
4		a. Off-street parking of no more than two commercial vehicles on lots of three or more acres
5		and no more than one commercial vehicle on lots of less than three acres. Private off-street
6		parking is restricted to vehicles used in connection with or in relation to a principal use
7		permitted as a matter of right in the district.
8		b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed
9		motor vehicles shall not be permitted, except as provided by Section 128.0.D.
10	8.	Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller,
11		such storage shall be limited to the following:
12		a. One recreational vehicle with a length of 30 feet or less; and
13		b. One boat with a length of 20 feet or less.
14	9.	Farm stand, subject to the requirements of Section 128.0.I.
15	10.	Snowball stands, subject to the requirements of Section 128.0.D.
16	11.	Home based contractors on lots larger than two acres, subject to the requirements of Section
17		128.0.C.2.
18	12.	Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
19	13.	Residential Chicken Keeping, subject to the requirements of Section 128.0.D.
20	14.	Accessory GROUND-MOUNT Solar Collectors.
21	15.	Livestock on residential lots or parcels, subject to the requirements of Section 128.0.D.
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23		Howard County Zoning Regulations.
24		Section 109.0: - R-12 (Residential: Single) District.
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26	Section	109.0: - R-12 (Residential: Single) District.
27	B. Use	es Permitted as a Matter of Right
28	1.	One single-family detached dwelling unit per lot.
29	2.	One zero lot line dwelling unit per lot.
30	3.	Single-family semi-detached dwellings.
31	4.	Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock
32		shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.

- 5. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
 - 6. Convents and monasteries used for residential purposes.
- 4 7. Government structures, facilities and uses, including public schools and colleges.
- 8. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, reserved for the use of on-site residents and their guests. Such facilities may be located within condominium developments as well as within communities where all properties are included within recorded covenants and liens which govern and provide financial support for operations of the facilities.
- 9. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 12 10. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
 - 11. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
 - 12. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Sections 128.0.E.2 and 128.0.E.3. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
 - 13. Volunteer fire departments.

14. ROOFTOP SOLAR COLLECTORS

C. Accessory Uses

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- The following are permitted accessory uses in the R-12 District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.
 - 1. Any use normally and customarily incidental to any use permitted as a matter of right in this District. Accessory structures are subject to the requirements of section 128.0.A.
 - 2. Accessory apartments, subject to the requirements of section 128.0.A., provided that:

- a. The area of the lot is at least 12,000 square feet;
 - b. Except for an exterior entrance and necessary parking area, there shall be no external evidence of the accessory apartment; and,
 - c. The accessory apartment shall have no more than two bedrooms.
 - 3. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.
 - 4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
 - 5. Home occupations, subject to the requirements of Section 128.0.C.
 - 6. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.
 - 7. Parking:

- a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
- b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
- 8. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such storage shall be limited to the following:
 - a. One recreational vehicle with a length of 30 feet or less; and
 - b. One boat with a length of 20 feet or less.
- 9. Farm stand, subject to the requirements of Section 128.0.I.
- 31 10. Snowball stands, subject to the requirements of Section 128.0.D.

1 11. Home-based contractors on lots larger than two acres, subject to the requirements of Section 2 128.0.C.2. 12. Small Wind Energy System, building mounted, on single-family detached dwellings and non-3 residential structures only, subject to the requirements of Section 128.0.L. 4 5 13. Residential chicken keeping, subject to the requirements of Section 128.0.D. 14. Accessory GROUND-MOUNT Solar Collectors. 6 7 8 **Howard County Zoning Regulations.** Section 110.0: - R-SC (Residential: Single Cluster) District. 9 10 Section 110.0: - R-SC (Residential: Single Cluster) District. 11 12 B. Uses Permitted as a Matter of Right 1. One single-family detached dwelling unit per lot. 13 2. One zero lot line dwelling unit per lot. 14 15 3. Single-family attached dwelling units. 4. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock 16 shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.D. 17 5. Conservation areas, including wildlife and forest preserves, environmental management areas, 18 19 reforestation areas, and similar uses. 6. Convents and monasteries used for residential purposes. 20 21 7. Government structures, facilities and uses, including public schools and colleges. 8. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, 22 reserved for the use of on-site residents and their guests. Such facilities may be located within 23 condominium developments as well as within communities where all properties are included 24 within recorded covenants and liens which govern and provide financial support for operations of 25 26 the facilities. 9. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, 27 social, civic or educational organizations, subject to the requirements of Section 128.0.D. 28

10. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements

29 30

of Section 128.0.D.

- 1 11. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and
 CATV lines; mobile transformer units; telephone equipment boxes; and other similar public
 utility uses not requiring a Conditional Use.
 - 12. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2 and 128.0.E.3. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
 - 13. Volunteer fire departments.

14. ROOFTOP SOLAR COLLECTORS

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C. Accessory Uses

- The following are permitted accessory uses in the R-SC District. More than one accessory use shall be
- permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and
- subordinate to the principal use.
- 1. Any use normally and customarily incidental to any use permitted as a matter of right in this District.
- Accessory structures are subject to the requirements for Section 128.0.A.
- 19 2. Accessory apartments, subject to the requirements of Section 128.0.A., provided that:
 - a. The area of the lot is at least 12,000 square feet;
- b. Except for an exterior entrance and necessary parking area, there shall be no external evidence of the accessory apartment; and,
 - c. The accessory apartment shall have no more than two bedrooms.
- 3. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres,
- and further provided that one unit shall be allowed for each 50 acres of that parcel.
- 4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
- b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
- 31 c. A combination of a and b above, provided that the total number of persons housed in addition to 32 the resident family does not exceed eight.

- 1 5. Home occupations, subject to the requirements of Section 128.0.C.
- 2 6. Home care, provided that if home care is combined with housing of mentally or physically disabled
- persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of
- 4 persons receiving home care at any one time plus the number of persons being housed shall not
- 5 exceed eight.
- 6 7. Parking:
- a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is
- 9 restricted to vehicles used in connection with or in relation to a principal use permitted as a matter
- of right in the district.
- b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor
- vehicles shall not be permitted, except as provided by Section 128.0.D.
- 8. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such
- storage shall be limited to the following:
- a. One recreational vehicle with a length of 30 feet or less; and
- b. One boat with a length of 20 feet or less.
- 9. Farm stand, subject to the requirements of Section 128.0.I.
- 18 10. Small Wind Energy System, building mounted, on single-family detached dwellings and non-
- residential structures only, subject to the requirements of Section 128.0.L.
- 20 11. Snowball stands, subject to the requirements of Section 128.0.D.
- 21 12. Accessory **GROUND-MOUNT** Solar Collectors.
- 22 13. Residential chicken keeping, subject to the requirements of Section 128.0.D.

- 24 Howard County Zoning Regulations.
- 25 Section 111.0: R-SA-8 (Residential: Single Attached) District.

- 27 Section 111.0: R-Sa-8 (Residential: Single Attached) District.
- 28 B. Uses Permitted as a Matter of Right
- 29 1. One single-family detached dwelling unit per lot.
- 30 2. One zero lot line dwelling unit per lot.
- 3. Single-family attached dwelling units.

1 4. Apartment units.

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- 5. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
- 6. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
 - 7. Convents and monasteries used for residential purposes.
 - 8. Government structures, facilities and uses, including public schools and colleges.
- 9. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, reserved for the use of on-site residents and their guests. Such facilities may be located within condominium developments as well as within communities where all properties are included within recorded covenants and liens which govern and provide financial support for operations of the facilities.
 - 10. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
 - 11. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
 - 12. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
 - 13. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2 and Section 128.0.E.3. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
 - 14. Volunteer fire departments.
 - 15. ROOFTOP SOLAR COLLECTORS

29 C. Accessory Uses

- 1 The following are permitted accessory uses in the R-SA-8 District. More than one accessory use shall be
- 2 permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and
- 3 subordinate to the principal use.

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- 1. Any use normally and customarily incidental to any use permitted as a matter of right in this District. Accessory structures are subject to the requirements of Section 128.0.A.
 - 2. Accessory apartments, subject to the requirements of Section 128.0.A., provided that:
 - a. The area of the lot is at least 12,000 square feet;
 - b. Except for an exterior entrance and necessary parking area, there shall be no external evidence of the accessory apartment; and,
 - c. The accessory apartment shall have no more than two bedrooms.
 - 3. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.
 - 4. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
 - 5. Home occupations, subject to the requirements of Section 128.0.C.
 - 6. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.
 - 7. Parking:
 - a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
 - b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.

2		such storage shall be limited to the following:
3		a. One recreational vehicle with a length of 30 feet or less; and
4		b. One boat with a length of 20 feet or less.
5	9.	Snowball stands, subject to the requirements of Section 128.0.D.
6	10	. Small Wind Energy System, building mounted, on single-family detached dwellings and non-
7		residential structures only, subject to the requirements of Section 128.0.L.
8	11	. Accessory GROUND-MOUNT Solar Collectors.
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10		Howard County Zoning Regulations.
11		Section 111.1: - R-H-ED (Residential: Historic—Environmental District)
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13	Sectio	n 111.1: - R-H-ED (Residential: Historic—Environmental District)
14	B. Us	ses Permitted as a Matter of Right
15	1.	One single-family detached dwelling unit per lot.
16	2.	One zero lot line dwelling unit per lot.
17	3.	Single-family attached dwelling units.
18	4.	Farming.
19	5.	Conservation areas, including wildlife and forest preserves, environmental management areas,
20		reforestation areas, and similar uses.
21	6.	Convents and monasteries used for residential purposes.
22	7.	Government structures, facilities and uses, including public schools and colleges.
23	8.	Private recreational facilities, such as swimming pools, basketball courts and tennis courts,
24		reserved for the use of on-site residents and their guests. Such facilities may be located within
25		condominium developments as well as within communities where all properties are included
26		within recorded covenants and liens which govern and provide financial support for operations of
27		the facilities.
28	9.	Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable,
29		social, civic or educational organizations, subject to the requirements of Section 128.0.D.
30	10	. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements
31		of Section 128.0.D.

8. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller,

- 11. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a conditional use.
 - 12. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2 and Section 128.0.E.3. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
- 13. Volunteer fire departments.

14. ROOFTOP SOLAR COLLECTORS

C. Accessory Uses

- The following are permitted accessory uses in the R-H-ED District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.
 - 1. Any use normally and customarily incidental to any use permitted as a matter of right in this District. Accessory structures are subject to the requirements of Section 128.0.A.
 - 2. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.
 - 3. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
 - 4. Home occupations, subject to the requirements of Section 128.0.C.
 - 5. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 4.b above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.

Τ	6.	Parking:
2		a. Off-street parking of no more than two commercial vehicles on lots of three or more acre
3		and no more than one commercial vehicle on lots of less than three acres. Private off-stree
4		parking is restricted to vehicles used in connection with or in relation to a principal use
5		permitted as a matter of right in the district.
6		b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed
7		motor vehicles shall not be permitted, except as provided by Section 128.0.D.
8	7.	Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller
9		such storage shall be limited to the following:
10		a. One recreational vehicle with a length of 30 feet or less; and
11		b. One boat with a length of 20 feet or less.
12	8.	Snowball stands, subject to the requirements of Section 128.0.D.
13	9.	Small Wind Energy System, building mounted, on single-family detached dwellings and non
14		residential structures only, subject to the requirements of Section 128.0.L.
15	10.	ACCESSORY GROUND-MOUNT SOLAR COLLECTORS.
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17		Howard County Zoning Regulations.
18		Section 112.0: - R-A-15 (Residential: Apartments) District.
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20	SECT	ION 112.0: - R-A-15 (Residential: Apartments) District
21	B. Us	es Permitted as a Matter of Right
22	1.	One single-family detached dwelling unit per lot.
23	2.	Single-family attached dwelling units.
24	3.	Apartment units.
25	4.	Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock
26		shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
27	5.	Conservation areas, including wildlife and forest preserves, environmental management areas
28		reforestation areas, and similar uses.
29	6.	Convents and monasteries used for residential purposes.
30	7.	Government structures, facilities and uses, including public schools and colleges.

- 8. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, reserved for the use of on-site residents and their guests. Such facilities may be located within condominium developments as well as within communities where all properties are included within recorded covenants and liens which govern and provide financial support for operations of the facilities.
 - 9. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations subject to the requirements of Section 128.0.D.
 - 10. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
 - 11. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
 - 12. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2 and Section 128.0.E.3. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
 - 13. Volunteer fire departments.

14. ROOFTOP SOLAR COLLECTORS

C. Accessory Uses

- 23 1. Any use normally and customarily incidental to any use permitted as a matter of right in this 24 District.
- 2. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.
 - 3. The housing by a resident family of
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or

1		c. A combination of a and b above, provided that the total number of persons housed in addition
2		to the resident family does not exceed eight.
3	4.	Home occupations, subject to the requirements of Section 128.0.C.
4	5.	Home care, provided that if home care is combined with housing of mentally or physically
5		disabled persons, or persons 62 years of age or older, as allowed by Subsection 3.b above, the
6		total number of persons receiving home care at one time plus the number of persons being housed
7		shall not exceed eight.
8	6.	Parking:
9		a. Off-street parking of no more than two commercial vehicles on lots of three or more acres
10		and no more than one commercial vehicle on lots of less than three acres. Private off-street
11		parking is restricted to vehicles used in connection with or in relation to a principal use
12		permitted as a matter of right in the district.
13		b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed
14		motor vehicles shall not be permitted, except as provided by Section 128.0.D.
15	7.	Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller,
16		such storage shall be limited to the following:
17		a. One recreational vehicle with a length of 30 feet or less; and
18		b. One boat with a length of 20 feet or less.
19	8.	Snowball stands, subject to the requirements of Section 128.0.D.
20	9.	Small Wind Energy System, building mounted, on single-family detached dwellings and non-
21		residential structures only, subject to the requirements of Section 128.0.L.
22	10.	Accessory GROUND-MOUNT Solar Collectors.
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24		Howard County Zoning Regulations.
25		Section 112.1: - R-APT (Residential: Apartments) District.
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27	Section	1 112.1: - R-APT (Residential: Apartments) District
28	B. Us	e Permitted as a Matter of Right
29	1.	One single-family detached dwelling unit per lot.
30	2.	Apartment units.
31	3.	Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock
32		shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.

- 1 4. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
 - 5. Convents and monasteries used for residential purposes.
- 6. Government structures, facilities and uses, including public schools and colleges.
- 7. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, reserved for the use of on-site residents and their guests. Such facilities may be located within condominium developments as well as within communities where all properties are included within recorded covenants and liens which govern and provide financial support for operations of the facilities.
- 8. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations subject to the requirements of Section 128.0.D.
- 9. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
 - 10. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
 - 11. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
 - 12. Volunteer fire departments.

13. ROOFTOP SOLAR COLLECTORS

26 C. Accessory Uses

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- 1. Any use normally and customarily incidental to any use permitted as a matter of right in this District.
- 2. Farm tenant houses, caretakers' cottages and similar uses customarily accessory to agricultural and residential estate uses, provided that these uses shall not be permitted on parcels of less than 50 acres, and further provided that one unit shall be allowed for each 50 acres of that parcel.
 - 3. The housing by a resident family of:

1		a. Not more than four non-transient roomers or boarders; or
2		b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or
3		older, provided the use is registered, licensed or certified by the State of Maryland; or
4		c. A combination of a and b above, provided that the total number of persons housed in addition
5		to the resident family does not exceed eight.
6	4.	Home occupations, subject to the requirements of Section 128.0.C.
7	5.	Home care, provided that if home care is combined with housing of mentally or physically
8		disabled persons, or persons 62 years of age or older, as allowed by Subsection 3.b above, the
9		total number of persons receiving home care at one time plus the number of persons being housed
10		shall not exceed eight.
11	6.	Parking:
12		a. Off-street parking of no more than two commercial vehicles on lots of three or more acres
13		and no more than one commercial vehicle on lots of less than three acres. Private off-street
14		parking is restricted to vehicles used in connection with or in relation to a principal use
15		permitted as a matter of right in the district.
16		b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed
17		motor vehicles shall not be permitted, except as provided by Section 128.0.D.
18	7.	Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller,
19		such storage shall be limited to the following:
20		a. One recreational vehicle with a length of 30 feet or less; and
21		b. One boat with a length of 20 feet or less.
22	8.	Snowball stands, subject to the requirements of Section 128.0.D.
23	9.	Small Wind Energy System, building mounted, on single-family detached dwellings and non-
24		residential structures only, subject to the requirements of Section 128.0.L.
25	10.	Accessory GROUND-MOUNT Solar Collectors.
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27		Howard County Zoning Regulations.
28		Section 113.1: - R-MH (Residential: Mobile Home) District
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30	Section	113.1: - R-MH (Residential: Mobile Home) District
31	B. Use	es Permitted as a Matter of Right

1. Mobile homes within mobile home developments.

2. Single-family detached dwellings.

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- 2 3. Single-family attached dwellings within R-MH Districts of at least 25 acres.
- 4. Apartment units within R-MH Districts of at least 25 acres. Apartment units are also permitted on sites of less than six acres, if any property adjacent to the site is also developed as apartment units.
 - 5. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
 - 6. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, reserved for the use of on-site residents and their guests. Such facilities shall be located within condominium developments or within neighborhoods and communities where all properties are included within recorded covenants and liens which govern and provide financial support for operation of the facilities.
 - 7. Underground pipelines; electric transmission and distribution lines; telephone telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
 - 8. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Sections 128.0.E.2 and 128.0.E.3. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
 - 9. Volunteer fire departments.
- 23 10. Government structures, facilities and uses, including public schools and colleges.
 - 11. ROOFTOP SOLAR COLLECTORS

26 C. Accessory Uses

- The following are permitted accessory uses in the R-MH District. More than one accessory use shall be
- permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and
- subordinate to the principal use.
- 1. Any use normally and customarily incidental to any use permitted as a matter of right in this District.

- 2. The housing of not more than four non-transient roomers or boarders by a resident family.
 - 3. Home occupations, subject to the requirements of Section 128.0.C.
 - 4. Home care.
- 4 5. Parking:

- a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
- b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
- 6. Management office and maintenance facilities in mobile home parks.
- 7. Central common laundry facilities in mobile home parks.
- 8. Convenience establishments of a commercial nature, not including Motor Vehicle Fueling Facility but including stores, day care centers, coin-operated laundries and dry cleaners, beauty and barber shops, may be permitted in mobile home parks, provided that such establishments and the parking areas primarily related to their operations:
 - a. May occupy up to 5% of the area of the park, but in any case, not more than two and one-half acres,
 - b. Shall be subordinate to the residential use and character of the park.
 - c. Shall be located, designed and intended to serve frequent trade or service needs of the residents of the park, and
 - d. Shall present no visible evidence of their commercial character from any portion of any residential district outside the park.
- 9. Snowball stands, subject to the requirements of Section 128.0.D.
- 10. Temporary storage of abandoned mobile homes in mobile home parks, provided that:
 - a. This use shall be limited to storage of mobile homes which were occupied and subsequently abandoned by their owners within the mobile home park.
 - b. An abandoned mobile home shall be stored for a period of time not to exceed six months.
 - c. Storage areas shall meet the bulk requirements of Section 113.1.D.3.b, except that the minimum required distance between mobile homes shall not apply to the distance between abandoned mobile homes.

d.	Prior to moving an abandoned mobile home from its site to a storage area, a permit shall be
	obtained from the Department of Planning and Zoning. The permit application shall include a
	plan showing the storage area and documentation that the park owner has begun the
	necessary proceedings in accordance with State law to take possession of and remove the
	mobile home from the premises.
11. Acc	essory GROUND-MOUNT Solar Collectors.

Howard County Zoning Regulations.

Section 113.2: - R-SI (Residential: Senior—Institutional) District.

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Section 113.2: - R-SI (Residential: Senior—Institutional) District.

12 B. Uses Permitted As a Matter Of Right

- 1. Age-Restricted Adult Housing.
- 2. Ambulatory health care facilities, including pharmacies incidental to these uses.
- 15 3. Athletic Facilities, Commercial.
- 4. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
 - 5. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 20 6. Day treatment or care facilities.
 - 7. Government structures, facilities and uses, including public schools and colleges.
- 22 8. Museums and libraries.
- 9. Non-profit clubs, lodges, community halls, and camps.
- 24 10. Nursing homes and residential care facilities.
- 25 11. Religious facilities, structures and land used primarily for religious activities.

26 **12. ROOFTOP SOLAR COLLECTORS**

- 27 [[12]]**13.** Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
- 30 [[13]]14. Volunteer fire departments.

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C. Accessory Uses

- 1 1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
 - 2. Communication towers and antennas which are accessory to a principal use on the lot and which exclusively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and 128.0.E.3.
 - 3. Retail and service businesses which are located within and primarily serve the residents of a nursing home, residential care facility, or age-restricted adult housing, provided such businesses do not occupy more than 2% of the total floor area of the building or buildings within the development.
 - 4. Private parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and similar private, noncommercial recreation facilities.
 - 5. Accessory **GROUND-MOUNT** Solar Collectors.

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Howard County Zoning Regulations.

Section 113.3: - I (Institutional) Overlay District.

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Section 113.3: - I (Institutional) Overlay District

C. Uses Permitted as a Matter of Right

- 1. Athletic facilities, commercial.
- 2. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 3. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 4. Government structures, facilities and uses, including public schools and colleges.
- 5. Housing Commission Housing Developments, subject to the requirements of Section 128.0.J.
- Museums and libraries.
- 7. Nonprofit clubs, lodges and community halls.
- 8. Religious facilities, structures and land used primarily for religious activities.

9. ROOFTOP SOLAR COLLECTORS

[[9]]10. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.

1	[[1	0]]11. Volunteer fire departments.
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3	D. Ac	cessory Uses
4	1.	Any use normally and customarily incidental to any use permitted as a matter of right in this
5		district.
6	2.	Communication towers and antennas which are accessory to a principal use on the lot and which
7		exclusively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and
8		128.0.E.3.
9	3.	Private parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and
10		similar private, noncommercial recreation facilities.
11	4.	Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
12	5.	Accessory GROUND-MOUNT solar collectors.
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L 4		Howard County Zoning Regulations.
15		Section 114.1: - R-VH (Residential: Village Housing) District.
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17	Section	n 114.1: - R-VH (Residential: Village Housing) District.
18	B. Us	es Permitted as a Matter of Right
19	1.	One single-family detached dwelling unit per lot.
20	2.	Single-family attached dwelling units.
21	3.	Apartment units.
22	4.	Conservation areas, including wildlife and forest preserves, environmental management areas,
23		reforestation areas, and similar uses.
24	5.	Private recreational facilities, such as swimming pools, basketball courts and tennis courts,
25		reserved for the use of on-site residents and their guests. Such facilities shall be located within
26		condominium developments or within communities where all properties are included within
27		recorded covenants and liens which govern and provide financial support for operation of the
28		facilities.
29	6.	Convents and monasteries used for residential purposes.
30	7.	Government structures, facilities and uses, including public schools and colleges.
31	8.	Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements

of Section 128.0.D.

9. Underground pipelines; underground electric transmission and distribution lines; underground telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
 10. Volunteer fire departments.
 11. ROOFTOP SOLAR COLLECTORS

C. Accessory Uses

- The following are permitted accessory uses in the R-VH District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.
 - 1. Any use normally and customarily incidental to any use permitted as a matter of right in this District.
 - 2. The housing by a resident family of:
 - a. Not more than four non-transient roomers or boarders; or
 - b. Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - c. A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
 - 3. Home occupations, subject to the requirements of Section 128.0.C.
 - 4. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection 2.b above, the total number of persons receiving home care plus persons being housed shall not exceed eight.
 - 5. Parking:
 - a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
 - b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
 - 6. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such storage shall be limited to the following:
 - a. One recreational vehicle with a length of 30 feet or less; and

1		b. One boat with a length of 20 feet or less.
2	7.	Accessory GROUND-MOUNT Solar Collectors.
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4		Howard County Zoning Regulations.
5		Section 114.2: - HO (Historic: Office) District.
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7	SECT	ION 114.2: - HO (Historic: Office) District
8	B. Us	es Permitted as a Matter of Right
9	1.	Single-family attached dwelling units.
10	2.	Single-family detached dwelling units.
11	3.	Apartment units, only in existing historic structures.
12	4.	Banks, savings and loan associations, investment companies, credit unions, brokers and similar
13		financial institutions.
14	5.	Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor
15		area.
16	6.	Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable,
17		social, civic or educational organizations, subject to the requirements of Section 128.0.D.
18	7.	Conference centers and bed and breakfast inns.
19	8.	Conservation areas, including wildlife and forest preserves, environmental management areas,
20		reforestation areas, and similar uses.
21	9.	Convents and monasteries used for residential purposes.
22	10	. Funeral homes and mortuaries.
23	11	. Government structures, facilities and uses, including public schools and colleges.
24	12	. Museums and libraries.
25	13	Nonprofit clubs, lodges and community halls.
26	14	. Offices, professional and business.
27	15	. Religious facilities, structures, and land used primarily for religious activities.
28	16	. ROOFTOP SOLAR COLLECTORS
29	. [[1	6]]17. Service agencies.
30	[[1	7]] 18. Seasonal sales of Christmas trees or other decorative plant materials, subject to the
31		requirements of Section 128.0.D.
32	Γ Γ1	811 19. Schools, commercial.

1	[[1	9]] 20. Underground pipelines; underground electric transmission and distribution lines;				
2		underground telephone, telegraph and CATV lines; mobile transformer units; telephone				
3	equipment boxes; and other, similar public utility uses not requiring a Conditional Use.					
4	[[2	[0]] 21. Volunteer fire departments.				
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6	C. A	accessory Uses				
7	1.	Any use normally and customarily incidental to any use permitted as a matter of right in this				
8		district.				
9	2.	Community meeting houses, commercial establishments for receptions and parties.				
10	3.	Antennas accessory to a principal use on the lot.				
11	4.	Private parks, athletic fields, exercise facilities, tennis courts, basketball courts and similar				
12		private, non-commercial recreation facilities.				
13	5.	Accessory GROUND-MOUNT Solar Collectors.				
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15		Howard County Zoning Regulations.				
16		Section 114.3: - HC (Historic: Commercial) District.				
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18	SECT	ION 114.3: - HC (Historic: Commercial) District				
19	B. Us	es Permitted as a Matter of Right				
20	1.	Single-family attached dwelling units.				
21	2.	Apartment units.				
22	3.	Antique shops, art galleries, craft shops.				
23	4.	Bakeries.				
24	5.	Banks, savings and loan associations, investment companies, credit unions, brokers and similar				
25		financial institutions.				
26	6.	Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor				
27		area.				
28	7.	Building cleaning, painting, roofing, exterminating and similar establishments, provided that all				

8. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable,

social, civic or educational organizations, subject to the requirements of Section 128.0.D.

equipment and supplies are enclosed in a building.

9. Carpet and floor covering stores.

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- 1 10. Catering establishments and banquet facilities.
- 2 11. Clothing and apparel stores with goods for sale or rent.
- 12. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 5 13. Convenience stores.
- 6 14. Department stores, appliance stores.
- 7 15. Drug and cosmetic stores.
- 8 16. Food stores.
- 9 17. Funeral homes and mortuaries.
- 10 18. Furniture stores.
- 19. Furniture, appliance and business machine repair, furniture upholstering, and similar services.
- 20. Government structures, facilities and uses, including public schools and colleges.
- 13 21. Home improvement stores including, but not limited to, the following: electrical supplies, glass,
- garden supplies, hardware, plumbing supplies, wallpaper, and building materials and supplies
- related to home improvements, provided that all materials and supplies are enclosed in a building.
- 16 22. Hotels, motels, country inns and conference centers.
- 23. Laundry and dry cleaning establishments, except that pickup and delivery services shall not be
- provided.

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- 20 25. Movie theaters, legitimate theaters and dinner theaters.
- 21 26. Museums and libraries.

24. Liquor stores.

- 22 27. Nonprofit clubs, lodges, community halls.
- 23 28. Offices, professional and business.
- 24 29. Personal service establishments.
- 25 30. Religious facilities, structures and land used primarily for religious activities.
- 26 31. ROOFTOP SOLAR COLLECTORS
- 27 [[31]]32. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items.
- 29 [[32]]33. Restaurants, carryout, including incidental delivery services.
- 30 [[33]]34. Restaurants, fast food.

and liquor.

Restaurants, standard, and beverage establishments, including those selling beer, wine

1	[[35	36. Seasonal sales of Christmas trees or other decorative plant materials, subject to the	
2		equirements of Section 128.0.D.	
3	[[36	37. Schools, commercial.	
4	[[37	38. Service agencies.	
5	[[38	39. Specialty stores.	
6	[[39]40. Taxidermy.	
7	[[40]41. Underground pipelines; underground electric transmission and distribution lines;	
8		inderground telephone, telegraph and CATV lines; mobile transformers units; telephone	
9		equipment boxes; and other similar public utility uses not requiring a Conditional Use.	
10	41.	/olunteer fire departments.	
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12	C. Acc	ssory Uses	
13	1.	Any use normally and customarily incidental to any use permitted as a matter of right in this	
14		listrict.	
15	2.	Antennas accessory to a principal use on the lot.	
16	3.	rivate parks, athletic fields, exercise facilities, tennis courts, basketball courts and similar	
17		rivate, non-commercial recreation facilities.	
18	4.	Accessory GROUND-MOUNT Solar Collectors.	
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20		Howard County Zoning Regulations.	
21		Section 115.0: - POR (Planned Office Research) District.	
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23	Section	15.0: - POR (Planned Office Research) District	
24	B. Uses	Permitted as a Matter of Right	
25	1.	Adult live entertainment establishments, subject to the requirements of Section 128.0.H.	
26	2.	age-restricted adult housing, including retail and personal services uses subject to t	he
27	:	equirements of Subsection E.6.	
28	3.	ambulatory health care facilities, including pharmacies incidental to these uses.	
29	4.	nimal Hospitals, completely enclosed.	
30	5.	Athletic Facilities, Commercial.	
31	6.	anks, savings and loan associations, investment companies, credit unions, brokers and simil	ar
32		inancial institutions.	

- 1 7. Bio-medical laboratories.
- 8. Blueprinting, printing, duplicating or engraving services.
- 3 9. Business machine sales, rental and service establishments.
- 10. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 6 11. Catering establishments and banquet facilities.
- 7 12. Child day care centers and nursery schools.
- 8 13. Commercial communication antennas.
- 9 14. Commercial communication towers with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
- 11 15. Concert halls.
- 12 16. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 14 17. Convents and monasteries used for residential purposes.
- 15 18. Data processing and telecommunication center.
- 16 19. Day treatment or care facilities.
- 20. Executive golf training and recreation centers.
- 21. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
- 22. Flex space, provided the property is within 1800 feet by road of an interstate highway ramp, and provided that the light manufacturing uses are limited to those uses permitted in the PEC District.
- 22 23. Funeral homes and mortuaries.
- 23 24. Government structures, facilities and uses, including public schools and colleges.
- 24 25. Hospitals, intermediate care facilities and residential treatment centers.
- 25 26. Hotels, motels, conference centers and country inns.
- 26 27. Housing Commission Housing Developments, subject to the requirements of Section 128.0.J.
- 27 28. Legitimate theaters and dinner theaters.
- 29. Museums and libraries.
- 29 30. Nonprofit clubs, lodges and community halls.
- 30 31. Nursing homes and residential care facilities.
- 31 32. Offices, professional and business.

- 33. Private parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and similar private, noncommercial recreation facilities.
- 3 34. Radio and television broadcasting facilities and studios. Primary broadcasting transmitting antenna shall not be located on site.
- 5 35. Religious facilities, structures and land used primarily for religious activities.
- 6 36. Research and development establishments.
- 7 37. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.
 - 38. Retail and personal service uses limited to the following, provided that (1) such uses shall be located within a building used primarily for offices or research and development establishments and shall occupy no more than 25% of the floor area of the building or (2) such uses are part of a development of at least 25 acres containing 100,000 square feet or more of office or research and development space and provided that such uses constitute no more than 10% of the floor area of the total development:
 - a. Adult book or video stores, subject to the requirements of Section 128.0.H.
- b. Personal service establishments.

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- c. Retail stores, limited to food stores, drug and cosmetic stores, convenience stores and specialty stores.
 - d. Restaurants, carryout, including incidental delivery services.
 - e. Restaurants, fast food with no more than a single drive-through lane.
- f. Laundry and/or dry cleaning.
- 22 39. Riding academies and stables.

40. ROOFTOP SOLAR COLLECTORS AND GROUND-MOUNT SOLAR COLLECTORS.

- [[40]]41. Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
- 26 [[41]]**42.** Schools, commercial.
- [[42]]43. Schools, private academic, including colleges and universities.
- 28 [[43]]44. Service agencies.
- 29 [[44]]**45.** Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
- 32 [[45]]**46.** Volunteer fire departments.

2	C	Accessory	Hees
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- 3 1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
- 5 2. Communication towers and antennas which are accessory to a principal use on the lot and which exclusively serve that use. Towers are subject to the requirements of Section 128.0.E.
 - 3. Light manufacturing, assembly, repair, servicing, and/or warehousing of electronic, communications, computer, medical, scientific, optical, photographic or technical instruments, equipment and components. Such uses must be accessory to research and development laboratories and may not exceed 50% of the floor area of all buildings located on a lot.
 - 4. Housing for hospital or intermediate care facility employees and domiciliary care facilities related to a hospital use.
 - 5. Retail and service businesses which are located within and primarily serve the residents of a nursing home, residential care facility, or age-restricted adult housing, provided such businesses do not occupy more than 2% of the total floor area of the building or buildings within the development.
 - 6. Private parks, athletic fields, exercise facilities, tennis courts, basketball courts, and similar private, non-commercial recreation facilities.
 - 7. Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
 - 8. Accessory GROUND-MOUNT Solar Collectors.

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Howard County Zoning Regulations.

Section 116.0: - PEC (Planned Employment Center) District.

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Section 116.0: - PEC (Planned Employment Center) District

B. Uses Permitted as a Matter of Right

- 1. Ambulatory health care facilities, including pharmacies incidental to these uses.
- 2. Athletic Facilities, Commercial.
- 3. Banks, savings and loan associations, investment companies, credit unions, brokers, and similar financial institutions.
- 31 4. Biomedical laboratories.
- 32 5. Blueprinting, printing, duplicating or engraving services.

- 1 6. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable,
- 2 social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 3 7. Catering establishments and banquet facilities.
- 4 8. Child day care centers and nursery schools.
- 5 9. Commercial communication antennas.
- 10. Commercial communication towers with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.
- 8 11. Conservation areas, including wildlife and forest preserves, environmental management areas, 9 reforestation areas, and similar uses.
- 10 12. Data processing and telecommunication centers.
- 11 13. Day treatment or care facilities.
- 12 14. Executive golf training and recreation centers.
- 13 15. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
- 16. Flex space, provided that light manufacturing uses are limited to uses permitted in this district.
- 16 17. Golf courses.
- 17 18. Government structures, facilities and uses, including public schools and colleges.
- 18 19. Hospitals.
- 19 20. Hotels, motels, country inns and conference centers.
- 20 21. Housing Commission Housing Developments, subject to the requirements of Section 128.0.J.
- 21 22. Light Industrial Uses.
- 22 23. Museums, art galleries, and libraries.
- 23 24. Printing, lithography, bookbinding or publishing plants.
- 24 25. Radio and television broadcasting facilities and studios.
- 26. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor for consumption on premises only;
- 27. Riding academies and stables.
- 28. ROOFTOP SOLAR COLLECTORS AND GROUND-MOUNT SOLAR COLLECTORS.
- 29 [[28]]**29.** Schools, commercial.
- 30 [[29]]**30.** Schools, private academic, including colleges and universities.
- 31 [[30]]**31.** Service agencies.

- 1 [[31]]**32.** Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.
 - [[32]]**33.** Volunteer fire departments.
 - [[33]]34. The following commercial uses shall be allowed as a matter of right, provided that the lots on which these uses are located shall not occupy more than 4% of the gross acreage of the development project. In addition, these commercial uses may be located on a lot used primarily for business or professional offices, or for research and development establishments, provided that they occupy no more than 20% of the floor area of any building.
 - a. Adult book or video stores, subject to the requirements of Section 128.0.H.
 - b. Business machine sales, rental and service establishments;
- 12 c. Convenience stores;
- d. Drug and cosmetic stores;
- e. Laundry and dry cleaning establishments without delivery services;
- 15 f. Liquor stores;

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- g. Personal service establishments;
- h. Restaurants, carryout, including incidental delivery services;
- i. Specialty stores;
 - j. The retail sale of products manufactured on the site or parts or accessories to products manufactured on the site.
 - [[34]]35. The following retail and personal uses permitted in the B-1 District shall be allowed on lots in a planned development containing a minimum of 500 dwelling units. The gross floor area of retail uses developed under this section shall not exceed 40,000 square feet. For the purpose of this section, a planned development shall include all property under a common master homeowners association.
 - a. Animal hospitals, completely enclosed;
 - b. Antique shops, art galleries, craft shops;
 - c. Bakeries, provided all good baked on the premises shall be sold at retail from the premises;
- d. Bicycle repair shops;
- 30 e. Carpet and floor covering stores;
- f. Clothing and apparel stores with goods for sale or rent;
- 32 g. Convenience stores;

1	h. Drug and cosmetic stores;
2	i. Farmers markets and farm produce stands;
3	j. Food stores;
4	k. Laundry and dry cleaning establishments without delivery services;
5	1. Liquor stores;
6	m. Personal service establishments;
7	n. Pet grooming establishments;
8	o. Repair or electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and
9	similar items;
LO	p. Restaurants, carryout, including incidental delivery services;
L1 L2	q. Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.4;
 L3	r. Service agencies;
L 4	s. Specialty stores.
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L6	C. Accessory Uses
L7	1. Any use normally and customarily incidental to any use permitted as a matter of right in this
L 8	district.
L 9	2. Communication towers and antennas which are accessory to a principal use on the lot and which
20	exclusively serve that use. Towers are subject to the requirements of Section 128.0.E.
21	3. Private parks, athletic fields, exercise facilities, tennis courts, basketball courts, and similar
22	private, noncommercial recreation facilities.
23	4. Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
24	5. Accessory GROUND-MOUNT Solar Collectors.
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26	Howard County Zoning Regulations.
27	Section 117.1: - BR (Business: Rural) District.
28	
29	Section 117.1: - BR (Business: Rural) District
30	C. Uses Permitted as a Matter of Right
31	The following uses are permitted as a matter of right, subject to limitations imposed by the preliminary
32	development criteria

- 1 1. Animal hospital, completely enclosed.
- 2 2. Auction facility.
- 3. Bicycle sales and repairs.
- 4. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 5. Contractor's office and indoor or outdoor storage facility, provided that the maximum lot size for such use shall be ten acres. The types of contractors permitted shall include the following: carpentry, construction, electrical, excavating, exterminating, heating/air conditioning, home improvement, landscaping, masonry, painting, paving, plumbing, roofing, septic system installation and maintenance, snow removal, well drilling, and similar uses.
- 6. Convenience stores, not to exceed 4,000 square feet.
- 7. Farm machinery and equipment maintenance, repair and painting facilities.
- 13 8. Farm machinery and equipment sales.
- 9. Farm supply store.
- 15 10. Farmer's markets and farm produce stands.
- 11. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
- 18 12. Feed or grain mills.
- 19 13. Firewood sales.

- 20 14. Government structures, facilities and uses, including public schools and colleges.
- 21 15. Horse tack and saddlery shop.
- 22 16. Lawn and garden equipment sales, service and repair.
- 23 17. Livestock sales and auction markets.
- 18. Motor Vehicle Fueling Facility, provided the use is indicated on the Preliminary Development
 Plan approved by the Zoning Board.
- 26 19. Nonprofit clubs, lodges or community halls.
- 27 20. One square foot of residential space is permitted for each square foot of commercial space and must be located within the same structure.
- 29 21. Processing and storage of agricultural products, including grain, fruit, vegetables, meat or animal products.
 - 22. Religious facilities, structures and land used primarily for religious activities.

1		23.	Restau	irant, standard, and beverage establishments including those serving beer, wine, and liquor	
2			provid	ed the site has direct access to and frontage on a collector or arterial road designated in the	
3			General Plan.		
4		24.	Retail	greenhouse, garden center or nursery.	
5	:	25.	Roof	TOP SOLAR COLLECTORS	
6		[[25	5]] 26.	Sawmills.	
7		[[26	6]] 27.	School bus storage.	
8		[[27	7]] 28.	Seasonal sale of Christmas trees or other decorative plant materials, subject to the	
9			require	ements of Section 128.0.D.	
10		[[28	3]] 29.	Underground pipelines; electric transmission and distribution lines and transformers;	
11			telepho	one, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and	
12			other s	imilar public utility uses not requiring a Conditional Use.	
13		[[29	9]]30.	Volunteer fire departments.	
14		[[30)]]31.	Welding service.	
15					
16	Е	Acc	essory	Uses	
17		1.	Any u	se normally and customarily incidental to any use permitted as a matter of right in this	
18			Distric	t.	
19	4	2.	Comm	unication towers and antennas which are accessory to a principal use on the lot and which	
20			exclusi	ively serve that use. Towers are subject to the requirements of Section 128.0.e.	
21	3	3.	Retail	sale of propane on the site of a principal retail business.	
22	4	4.	Small '	Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.	
23	4	5.	Access	sory GROUND-MOUNT Solar Collectors.	
24					
25				Howard County Zoning Regulations.	
26				Section 117.3: - OT (Office Transition) District	
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28	Sect	ion	117.3:	- OT (Office Transition) District	
29	C. I	Use	s Perm	itted as a Matter of Right	
30	1	1.	Anima	l hospitals, completely enclosed.	
31	2	2.	Antiqu	e shops, art galleries, craft shops.	
32	3	3.	Athleti	c facility, commercial, limited to: dance, martial arts, and yoga studios.	

- 1 4. Bakeries.
- 2 5. Bicycle sales and repair.
- 6. Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor area.
- 5 7. Child day care centers and nursery schools.
- 8. Clothing and apparel stores with goods for sale or rent.
- 9. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4.
- 9 10. Day treatment and care facilities.
- 10 11. Furniture, appliance and business machine repair, furniture upholstering, and similar services.
- 12. Government structures, facilities and uses, including public schools and colleges.
- 12 13. One square-foot of residential space is permitted for each square-foot of commercial space and must be located within the same structure.
- 14. Offices, professional and business.
- 15. Pet grooming establishments and day care, completely enclosed.
- 16. Personal service establishments, provided the floor area of such uses does not exceed 50% of the floor area of all non-residential uses on the approved OT site development plan.
- 18 17. Repair and sales of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items.

20 **18. Rooftop Solar Collectors**

- 21 [[18]]**19.** Service agencies.
- 22 [[19]]**20.** Specialty store, limited to: florists, consignment shops, tailor, cobbler, and musical instrument sales.
- 24 [[20]]**21.** Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.

D. Accessory Uses

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- Any use normally and customarily incidental to any use permitted as a matter of right in this district
- 30 1. ACCESSORY GROUND-MOUNT SOLAR COLLECTORS

Howard County Zoning Regulations.

1		Section 117.4: - CCT (Community Center Transition) District.
2		
3	Section	on 117.4: - CCT (Community Center Transition) District
4	B. U	ses Permitted As a Matter Of Right
5	1.	Age-restricted adult housing.
6	2.	Ambulatory health care facilities, including pharmacies incidental to these uses.
7	3.	Athletic Facilities, Commercial.
8	4.	Banks, saving and loan associations, investment companies, credit unions, brokers, and simila
9		financial institutions.
10	5.	Bio-medical laboratories.
11	6.	Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable
12		social, civic or educational organizations, subject to the requirements of Section 128.0.D.
13	7.	Child day care centers and nursery schools.
14	8.	Commercial communication antennas.
15	9.	Commercial communication towers with a height of less than 200 feet measured from ground
16		level, subject to the requirements of Section 128.0.E.
17	10	. Concert halls.
18	11	. Conservation areas, including wildlife and forest preserves, environmental management areas
19		reforestation areas, and similar uses.
20	12	. Data processing and telecommunication center.
21	13	. Day treatment or care facilities.
22	14	. Funeral homes and mortuaries.
23	15	. Government structures, facilities and uses, including public schools and colleges.
24	16	. Legitimate theaters and dinner theaters.
25	17	. Museums and libraries.
26	18	. Nonprofit clubs, lodges, community halls, and camps.
27	19	. Nursing homes and residential care facilities.
28	20	. Offices, professional and business.
29	21	. Religious facilities, structures and land used primarily for religious activities.
30	22	. ROOFTOP SOLAR COLLECTORS
31 32	[[2	[22]]23. Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.

2	[[2	4]] 25.	Schools, private academic, including colleges and universities.		
3	[[2	5]] 26.	Service agencies.		
4	[[2	6]] 27.	Underground pipelines; electric transmission and distribution lines; telephone, telegraph		
5	and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public				
6		utility	uses not requiring a Conditional Use.		
7	[[2	7]] 28.	Volunteer fire departments.		
8					
9	C. Ac	cessory	Uses		
10	1.	Any u	se normally and customarily incidental to any use permitted as a matter of right in this		
11		distric	t.		
12	2.	Comm	nunication towers and antennas which are accessory to a principal use on the lot and which		
13		exclus	ively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and		
14		128.0.			
15	3.		and service businesses which are located within and primarily serve the residents of a		
16			g home, residential care facility, or age-restricted adult housing, provided such businesses		
17		do no	t occupy more than 2% of the total floor area of the building or buildings within the		
18			ppment.		
19	4.	Private	e parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and		
20		simila	r private, noncommercial recreation facilities.		
21	5.	Small	Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.		
22	6.	Acces	sory GROUND-MOUNT Solar Collectors.		
23					
24			Howard County Zoning Regulations.		
25			Section 118.0: - B-1 (Business: Local) District		
26					
27	SECT	ION 11	8.0: - B-1 (Business: Local) District		
28	B. Us	es Pern	nitted as a Matter of Right		
29	1.	Adult	book or video stores, subject to the requirements of Section 128.0.H.		
30	2.	Ambu	latory health care facilities.		
31	3.		al hospitals, completely enclosed.		
32	4.	Antiqu	ue shops, art galleries, craft shops.		
			57		

[[23]]**24.**

Schools, commercial.

- 5. Bakeries, provided all goods baked on the premises shall be sold at retail from the premises.
- 2 6. Banks, savings and loan associations, investment companies, credit unions, brokers, and similar financial institutions.
- 4 7. Bicycle repair shops.
- 8. Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor area.
- 9. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 9 10. Carpet and floor covering stores.
- 10 11. Catering establishments and banquet facilities.
- 11 12. Child day care centers and nursery schools.
- 12 13. Clothing and apparel stores with goods for sale or rent.
- 13 14. Commercial communication antennas.
- 15. Commercial communication towers with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
- 16. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 18 17. Convenience stores.
- 19 18. Convents and monasteries used for residential purposes.
- 20 19. Day treatment or care facilities.
- 21 20. Drug and cosmetic stores.
- 22 21. Farmers markets and farm produce stands.
- 23 22. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
- 25 23. Food stores.
- 26 24. Funeral homes and mortuaries.
- 27 25. Furniture, appliance and business machine repair, furniture upholstering, and similar services.
- 28 26. Government structures, facilities and uses, including public schools and colleges.
- 29 27. Hardware stores.
- 30 28. Home improvement stores including, but not limited to, the following: electrical supplies, glass, garden supplies, hardware, plumbing supplies, wallpaper, and building materials and supplies

- related to home improvements, provided such building materials and supplies are enclosed in a building.
- 3 29. Hotels, motels, country inns and conference centers on parcels at least 1.5 acres in area.
- 4 30. Laundry and/or dry cleaning establishments, except that pickup and delivery services shall not be provided.
- 6 31. Lawn and garden sheds and equipment sales, maintenance and repair.
- 7 32. Liquor stores.
- 33. Mobile home and modular home sales and rentals, but not including occupancy, provided that any such use is located on a lot which adjoins a lot zoned R-MH pursuant to Section 113.1 of these
- 10 Regulations.
- 34. Motor vehicle parts or tire stores, without installation facilities.
- 12 35. Museums and libraries.
- 13 36. Nonprofit clubs, lodges, community halls.
- 37. Nursing homes and residential care facilities, in the Non-Planned Service Area for Water and Sewerage.
- 16 38. Offices, professional and business.
- 39. One square foot of residential space is permitted for each square foot of commercial space and must be located within the same structure.
- 19 40. Personal service establishments.
- 20 41. Pet grooming establishments and daycare, completely enclosed.
- 42. Religious facilities, structures and land used primarily for religious activities.
- 43. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items.
- 24 44. Restaurants, carryout, including incidental delivery service.
- 45. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor.
- 46. Retail greenhouses, garden centers and nurseries, including incidental sale of firewood.
- 28 47. ROOFTOP SOLAR COLLECTORS AND GROUND-MOUNT SOLAR COLLECTORS.
- [[47]] **48.** Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
- 31 [[48]] **49.** Schools, Commercial.
- 32 [[49]] **50**. Schools, private academic, including colleges and universities.

1			[0] 51. Service agencies.
2		[[5	[1]] 52. Specialty stores.
3		[[5	[2]] 53. Swimming pools, commercial or community.
4		[[5	[3]] 54. Underground pipelines; electric transmission and distribution lines; telephone, telegraph
5			and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public
6			utility uses not requiring a Conditional Use.
7		[[5	4]] 55. Volunteer fire departments.
8			
9	C.	Ac	cessory Uses
10		1.	Any use normally and customarily incidental to any use permitted as a matter of right in this
11			district.
12		2.	Communication towers and antennas which are accessory to a principal use on the lot and which
13			exclusively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and
14			128.0.E.3.
15		3.	Retail sale of propane on the site of a principal retail business.
16		4.	Snowball stands, subject to the requirements of Section 128.0.D.
17		5.	Private parks, athletic fields, exercise facilities, tennis courts, basketball courts, and similar
18			private, noncommercial recreation facilities.
19		6.	Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
20		7.	Accessory GROUND-MOUNT Solar Collectors.
21		8.	7. Accessory storage buildings and shipping containers, as accessory storage structures, subject to
22			the requirements in Section 128.0.D.
23			
24			Howard County Zoning Regulations.
25			Section 119.0: - B-2 (Business: General) District.
26			
27	Sec	ction	n 119.0: - B-2 (Business: General) District
28	B.	Us	es Permitted as a Matter of Right
29		1.	Adult entertainment business (including adult book or video stores, movie theaters and live
30			entertainment establishments), subject to the requirements of Section 128.0.H.
31		2.	Ambulance services.

3. Ambulatory health care facilities.

- 1 4. Amusement facilities.
- 2 5. Animal hospitals, completely enclosed.
- 3 6. Antique shops, art galleries, craft shops.
- 4 7. Athletic Facilities, Commercial.
- 5 8. Auction facilities.
- 9. Bakeries.
- 7 10. Banks, savings and loan associations, investment companies, credit unions, brokers, and similar financial institutions.
- 9 11. Bicycle repair shops.
- 10 12. Blueprinting, printing, duplicating or engraving services.
- 13. Building cleaning, painting, roofing, exterminating and similar establishments, provided that all supplies and equipment are enclosed within a building.
- 13 14. Bulk retail stores.
- 14 15. Bus terminals.
- 15 16. Business machine sales, rental and service establishments.
- 16 17. Car wash facilities.
- 18. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 19 19. Carpet and floor covering stores.
- 20. Carpet and rug cleaning.
- 21 21. Catering establishments and banquet facilities.
- 22. Child day care centers and nursery schools.
- 23. Clothing and apparel stores with goods for sale or rent.
- 24. Commercial communication antennas.
- 25. Commercial communication towers with a height of less than 200 feet measured from ground
- level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
- 27 26. Concert halls.
- 27. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 30 28. Convents and monasteries used for residential purposes.
- 31 29. Convenience stores.
- 32 30. Day treatment or care facilities.

- 1 31. Department stores, appliance stores.
- 2 32. Drug and cosmetic stores.
- 3 33. Fairgrounds.
- 4 34. Farmers markets and farm produce stands.
- 5 35. Farm supply stores.
- 36. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
- 8 37. Firewood sales.
- 9 38. Flea markets, indoor.
- 10 39. Food stores.
- 40. Funeral homes and mortuaries.
- 12 41. Furniture stores.
- 42. Furniture, appliance and business machine repair, furniture upholstering, and similar services.
- 43. Government structures, facilities and uses, including public schools and colleges.
- 15 44. Hardware stores.
- 45. Home improvement stores including, but not limited to, the following: electrical supplies, glass,
- garden supplies, hardware, plumbing supplies, wallpaper, and building materials and supplies related to home improvements.
- 19 46. Hotels, motels, country inns and conference centers.
- 20 47. Kennels.
- 48. Laundry and/or dry cleaning establishments.
- 49. Lawn and garden sheds and equipment sales, maintenance and repair.
- 23 50. Liquor stores.
- 24 51. Livestock sales and auction markets.
- 25 52. Lumber yard for the retail sale of lumber and other building materials and supplies.
- 26 53. Mobile home and modular home sales and rentals, but not including occupancy.
- 54. Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repairs and incidental sales of parts.
- 55. Motor vehicle, construction equipment and farm equipment sales and rentals.
- 30 56. Motor vehicle inspections stations.
- 31 57. Motor vehicle parts or tire store, including installation facilities.
- 32 58. Movie theaters, legitimate theaters, dinner theaters.

- 1 59. Museums and libraries.
- 2 60. Nonprofit clubs, lodges, community halls.
- 3 61. Nursing homes and residential care facilities.
- 4 62. Offices, professional and business.
- 5 63. One square foot of residential space is permitted for each square foot of commercial space and must be located within the same structure.
- 7 64. Personal service establishments.

- 65. Pet grooming establishments and daycare, completely enclosed.
- 9 66. Pizza delivery service and other services for off-site delivery of prepared food.
- 10 67. Recreation Facilities, Commercial.
- 11 68. Recreational vehicle, marine equipment and boat sales, maintenance and repair facilities.
- 12 69. Recycling collection facilities.
- 70. Religious facilities, structures and land used primarily for religious activities.
- 71. Rental centers which rent a variety of goods including equipment and tools.
- 72. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items.
- 17 73. Restaurants, carryout.
- 18 74. Restaurants, fast food.
- 75. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor.
- 76. Retail greenhouses, garden centers and nurseries.
- 77. ROOFTOP SOLAR COLLECTORS AND GROUND-MOUNT SOLAR COLLECTORS.
- [[77]]78. Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
- 25 [[78]]79. Schools, commercial.
- 26 [[79]]80. Schools, private academic, including colleges and universities.
- 27 [[80]]**81.** Service agencies.
- 28 [[81]]**82.** Specialty stores.
- 29 [[2]]83. Taxicab businesses, including facilities for dispatch and maintenance of related vehicles.
- 30 **[[3]]84.** Taxidermies.

1	[[4]]85. Underground pipelines; electric transmission and distribution lines; telephone, telegraph
2	and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public
3	utility uses not requiring a Conditional Use.
4	[[85]] 86. Volunteer fire departments.
5	[[86]] 87. Wholesale sales, made from retail sales establishments and limited to products permitted
6	to be sold at retail in this district, provided sales and storage incidental to the sales use are
7	conducted wholly within an enclosed building and all loading and unloading of merchandise is
8	conducted on private property.
9	
LO	C. Accessory Uses
L1	1. Any use normally and customarily incidental to any use permitted as a matter of right in this
L2	district.
L3	2. Communication towers and antennas which are accessory to a principal use on the lot and which
4	exclusively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and
. 5	128.0.E.3.
-6	3. Retail sale of propane on the site of a principal retail business.
_7	4. Snowball stands, subject to the requirements of Section 128.0.D.5.
-8	5. Private parks, athletic fields, exercise facilities, tennis courts, basketball courts, and similar
. 9	private, noncommercial recreation facilities.
20	6. Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
21	7. Accessory GROUND-MOUNT Solar Collectors.
22	8. 7. Accessory storage buildings and shipping containers, as accessory storage structures, subject to
23	the requirements in Section 128.0.D.
24	

Howard County Zoning Regulations.

Section 120.0: - SC (Shopping Center) District.

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Section 120.0: - SC (Shopping Center) District

29 B. Uses Permitted as a Matter of Right

- 1. Adult entertainment business (including adult book or video stores, movie theaters and live entertainment establishments), subject to the requirements of Section 128.0.H.
- 2. Ambulatory health care facilities.

- 1 3. Animal hospitals, completely enclosed.
- 2 4. Antique shops, art galleries, craft shops.
- 3 5. Bakeries, provided all goods baked on the premises shall be sold retail from the premises.
- 4 6. Banks, savings and loan association, investment companies, credit bureaus, brokers, and similar financial institutions.
- 6 7. Bicycle repair shops.
- 8. Blueprinting, printing, duplicating or engraving services, limited to 2,000 square feet of net floor area.
- 9 9. Business machine sales, rental and service establishments.
- 10 10. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.3.
- 12 11. Carpet and floor covering stores.
- 13 12. Catering establishments and banquet facilities.
- 14 13. Child day care centers and nursery schools.
- 15 14. Clothing and apparel stores with goods for sale or rent.
- 16 15. Commercial communication antennas.
- 16. Commercial communication towers with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
- 19 17. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 21 18. Day treatment or care facilities.
- 22 19. Department stores, appliance stores.
- 23 20. Drug and cosmetic stores.
- 24 21. Farmers markets and farm produce stands.
- 22. Farming, provided that on a lot of less than 40,000 square feet, no fowl other than for the normal use of the family residing on the lot and no livestock are permitted.
- 27 23. Food stores.
- 28 24. Funeral homes.
- 25. Furniture, appliance and business machine repair, furniture upholstering, and similar services.
- 30 **26.** Furniture stores.
- 31 27. Government structures, facilities and uses, including public schools and colleges.
- 32 **28**. Hardware stores.

- 1 29. Home improvement stores including, but not limited to, the following: electrical supplies, glass,
- 2 garden supplies, hardware, plumbing supplies, wallpaper and building materials and supplies
- 3 related to home improvements, provided such building materials and supplies are enclosed in a
- 4 building.
- 5 30. Housing Commission Housing Developments, subject to the requirements of Section 128.0.K.
- 31. Laundry and/or dry cleaning establishments, except that pickup and delivery services shall not be provided.
- 8 32. Lawn and garden equipment sales, maintenance and repair.
- 9 33. Liquor stores.
- 34. Motor vehicle maintenance, repair and painting facilities, including full body repairs and
- incidental sales of parts.
- 12 35. Motor vehicle parts or tire store, including installation facilities.
- 13 36. Movie theaters, legitimate theaters, dinner theaters.
- 14 37. Museums and libraries.
- 15 38. Nonprofit clubs, lodges, community halls.
- 16 39. Offices, professional and business.
- 40. One dwelling unit per business establishment within the same structure, provided the dwelling
- unit does not exceed 50 percent of the floor area of the structure.
- 19 41. Personal service establishments such as barber shops, beauty shops, opticians, photographers,
- 20 tailors.
- 42. Pet grooming establishments and daycare, completely enclosed.
- 43. Pizza delivery services and other services for off-site delivery of prepared food.
- 23 44. Recycling collection facilities.
- 45. Religious activities, structures used primarily for.
- 25 46. Rental centers which rent a variety of goods including equipment and tools.
- 26 47. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and
- 27 similar items.
- 28 48. Restaurants, carryout.
- 29 49. Restaurants, fast food.
- 30 50. Restaurants, standard, and beverage establishments, including those serving beer, wine and
- 31 liquor.
- 32 51. Retail greenhouses, garden centers and nurseries.

T		52. R	OOFTOP SOLAR COLLECTORS
2		[[52]]	53. Seasonal sale of Christmas trees or other decorative plant materials, subject to the
3		r	equirements of Section 128.0.D.4.
4		[[53]	54. Service agencies.
5		[[54]	55. Specialty stores.
6		[[55]]	56. Underground pipelines; electric transmission and distribution lines; telephone, telegraph
7		a	nd CATV lines; mobile transformer units; telephone equipment boxes; and other similar public
8		u	tility uses not requiring a Conditional Use.
9		[[56]	57. Volunteer fire departments.
10			
11	C.		ssory Uses
12		1. A	ny use normally and customarily incidental to any use permitted as a matter of right in this
13			istrict.
14			communication towers and antennas accessory to a principal use on the lot. Towers are subject to
15			ne requirements of Sections 128.0.E.2 and 128.0.E.3.
16			etail sale of propane on the site of a principal retail business.
17			nowball stands, subject to the requirements of Section 128.0.D.5.
18		5. P	rivate parks, athletic fields, exercise facilities, tennis courts, basketball courts, and similar
19			rivate, noncommercial recreation facilities.
20			mall Wind Energy System, building mounted, subject to the requirements of Section 128.0.M.
21		7. A	ACCESSORY GROUND-MOUNT SOLAR COLLECTORS.
22			
23			Howard County Zoning Regulations.
24			Section 122.0: - M-1 (Manufacturing: Light) District.
25			
26			22.0: - M-1 (Manufacturing: Light) District
27			Permitted as a Matter of Right
28			Ambulance services.
29			Ambulatory health care facilities.
30			athletic facilities, commercial.
31			Banks, savings and loan associations, investment companies, credit unions, brokers and similar
32		f	inancial institutions.

- 5. Biodiesel fuel manufacturing from vegetable-based oils.
- 2 6. Biomedical laboratories.
- 3 7. Blueprinting, printing, duplicating or engraving services.
- 8. Breweries that manufacture 22,500 barrels or less of fermented malt beverages per year.
- 5 9. Bus terminals.
- 6 10. Carpet and floor covering stores.
- 7 11. Car wash facilities.
- 12. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 10 13. Carpet and rug cleaning.
- 14. Catering establishments and banquet facilities.
- 12 15. Child day care centers and nursery schools.
- 13 16. Concert halls.
- 14 17. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 18. Contractor's office and outdoor or indoor storage facility, including carpentry, cleaning, construction, electrical, excavation, exterminating, heating/air conditioning, home improvement, landscaping, masonry, painting, paving, plumbing, roofing, septic system, snow removal, well drilling, and other contractors.
- 20 19. Data processing and telecommunication centers.
- 21 20. Day treatment or care facilities.
- 21. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
- 24 22. Flex-space.
- 25 23. Funeral homes and mortuaries.
- 24. Furniture, appliance and business machine repair, furniture upholstering, and similar services.
- 27 25. Furniture stores.
- 28 26. Government structures, facilities and uses, including public schools and colleges.
- 29 27. Hotels, motels, conference centers and country inns.
- 30 **28**. Kennels.
- 31 29. Laundry or dry cleaning establishments or plants.
- 32 30. Light Industrial Uses.

- 1 31. Material recovery facilities—source separated.
- 2 32. Mobile home and modular home sales and rentals, but not including occupancy.
- 3 33. Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repair and incidental sale of parts.
- 5 34. Motor vehicle, construction equipment and farm equipment sales and rentals.
- 6 35. Motor vehicle inspections station.
- 7 36. Motor vehicle towing and storage facility.
- 8 37. Mulch manufacture.
- 9 38. Nonprofit clubs, lodges, community halls.
- 10 39. Offices, professional and business.
- 11 40. Pawn Shops.
- 12 41. Pet grooming establishments and daycare, completely enclosed.
- 13 42. Photographic processing plants.
- 43. Pizza delivery services and other services for off-site delivery of prepared food.
- 44. Printing, lithography, bookbinding or publishing.
- 16 45. Public utility uses, limited to the following:
- a. Utility substations, provided that all uses are set back at least 50 feet from lot lines.
- b. Above ground pipelines.
- c. Pumping stations and compression stations.
- d. Telecommunication equipment facilities.
- e. Commercial communications antennas.
- f. Commercial communication towers, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
- 24 46. Recreation facilities, commercial
- 25 47. Recycling collection facilities.
- 26 48. Religious facilities, structures and land used primarily for religious activities.
- 49. Research and development establishments.
- 28 50. Restaurants, carryout.
- 51. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.

- 52. Retail centers. Retail centers to serve the employees and users of projects within this zoning district are permitted within projects of at least 200 acres when such centers conform to the requirements set forth below.
 - a. Purpose: The purpose of such retail centers is to provide employees and users of development in this zoning district with conveniently located commercial, retail and personal services; to reduce the need for vehicle trips off and onto the site to obtain such services; to provide employees and users with the useable open space and amenities associated with such services (e.g., outdoor eating areas); and to make more efficient use of the site by clustering together related retail, commercial and service activities in retail centers which typically would not exceed 40,000 square feet of gross floor area.
 - b. Uses permitted by right in such retail centers include any combination of the retail, commercial or service uses permitted by right in this district plus the following uses:
 - (1) Newsstand.

- (2) Convenience store.
- (3) Personal service establishments.
- (4) Specialty stores.
- (5) Telegraph offices, express mail, and messenger services.
- (6) Travel bureaus.
- (7) Drug and cosmetic stores.
- c. Minimum requirements and conditions: Retail centers incorporating the uses cited in paragraph b. above shall be permitted within this zoning district when they meet the following conditions:
 - (1) Minimum project size shall be 200 gross acres and such projects shall have a continuous internal road system.
 - (2) The retail center(s) lot shall not occupy, in the aggregate, more than 2% of the gross acreage of the project.
 - (3) Development of the retail center(s) shall be phased in with the development of permitted uses within the project so that at no time shall the aggregate floor area of the improvements in the retail center(s) exceed 10% of the total aggregate floor area of improvements for permitted uses either constructed or being constructed pursuant to approved Site Development Plans.

(4) Retail center(s) may not be located on a lot that fronts on or abuts any street or highway unless such street or highway is internal to the project. All access to the retail center(s) shall be from interior streets within the project. The distance from any lot line of the retail center lot to the nearest street or highway right-of-way external to the project shall be no less than 500 feet and signage for the center shall not be oriented to such external streets. 53. Retail, limited: For any manufacturing plant or warehouse permitted in the M-1 District, retail sales may be permitted, provided that:

a. The products sold are either manufactured on the site, sold as parts or accessories to

products manufactured on the site, or stored or distributed on the site;

- b. Not more than 30% of the floor space of the first floor of the main structure may be devoted to the retail sales of articles made, stored or distributed on the premises; and
- c. Any service facilities are limited to the repair and/or service of products manufactured, stored or distributed by the owner or lessee of the site.

Nothing herein contained shall be construed to permit the operation of general retail sales businesses.

54. ROOFTOP SOLAR COLLECTORS AND GROUND-MOUNT SOLAR COLLECTORS.

- Seasonal sales of Christmas trees or other decorative plant materials, subject to the [[54]]55. requirements of Section 128.0.D.
- [[55]]**56.** Sawmills. 20

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- 21 School bus, boat and recreational vehicle storage facilities. [[56]]**57.**
- Schools, commercial. 22 [[57]]**58.**
- 23 [[58]]**59.** Schools, private academic, including colleges and universities.
- 24 [[59]]60. Self storage facilities.
- 25 [[60]]61. Sign making shops.
- Special Hospitals—Psychiatric. 26 [[61]]**62.**
- Taxicab businesses, including facilities for dispatch and maintenance of related vehicles. 27 [[62]]63.
- 28 [[63]]**64.** Taxidermies.
- Underground pipelines; electric transmission and distribution lines; telephone, telegraph 29 [[64]]65. and CATV lines; mobile transformer units, telephone equipment boxes; and other similar public 30 31 utility uses not requiring a Conditional Use.
 - [[65]]**66.** Volunteer fire departments.

1	[[66]] 67.	Warehouses, truck terminals, and moving and storage establishments.
2	[[67]] 68.	Wholesale sale and storage of building materials and supplies, including storage yards for
3		lumber	r, bricks, masonry blocks, construction equipment, plumbing and electrical supplies.
4			
5	C. A	ccessory	Uses
6	1.	. Any u	se normally and customarily incidental to any use permitted as a matter of right in this
7		district	t.
8	2.	Comm	unication towers and antennas which are accessory to a principal use on the lot and which
9		exclus	ively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and
10		128.0.1	E.3.
11	3.	The fo	ollowing retail and service uses, on a lot used primarily for multistory business or
12		profess	sional offices, provided the total gross floor area of all such establishments on a lot shall
13		not ex	ceed 2,000 square feet and shall not exceed 10% of the total floor space of the principal
14		use:	
15		a. Pe	rsonal service establishments.
16		b. Se	rvice agencies.
17		c. Re	stail establishments, limited to the following: convenience stores, food stores, drug and
18		cos	smetic stores and specialty stores.
19	4.	Flea n	narkets, provided that: a permit is issued by the Department of Planning and Zoning;
20		suffici	ent parking exists on the site; the site has direct access to a major collector or arterial
21		highwa	ay; and the flea market use is limited to weekends and national holidays.
22	5.	Small	Wind Energy System, building mounted, subject to the requirements of Section 128.0.
23	6.	Access	sory GROUND-MOUNT Solar Collectors.
24	7.	6. Acces	ssory storage buildings and shipping containers, as accessory storage structures, subject to
25		the req	uirements in Section 128.0.D.
26			
27			Howard County Zoning Regulations.
28			Section 123.0: - M-2 (Manufacturing: Heavy) District.
29			
30	Section	on 123.0:	- M-2 (Manufacturing: Heavy) District

C. Accessory Uses

1	1.	Any use normally and customarily incidental to any use permitted as a matter of right in this
2		district.
3	2.	Communication towers and antennas which are accessory to a principal use on the lot and which
4		exclusively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and
5		128.0.E.3.
6	3.	The following retail and service uses, on a lot used primarily for multistory business or
7		professional offices, provided the total gross floor area of all such establishments on a lot shall
8		not exceed 2,000 square feet and shall not exceed 10% of the total floor space of the principal
9		use:
10		a. Personal service establishments.
11		b. Service agencies.
12		c. Retail establishments, limited to the following: convenience stores, food stores, drug and
13		cosmetic stores and specialty stores.
14	4.	Child day care centers.
15	5.	Retail establishments for the sale of items directly related to a principal manufacturing use,
16		provided that the floor area of the retail establishments shall not exceed 2,000 square feet or 10%
17		of the total floor area of the related principal use, whichever is less.
18	6.	Flea markets, provided that: a permit is issued by the Department of Planning and Zoning;
19		sufficient parking exists on the site; the site has direct access to a major collector or arterial
20		highway; and the flea market use is limited to weekends and national holidays.
21	7.	Private parks, athletic fields, exercise facilities, tennis courts, basketball courts and similar
22		private, non-commercial recreation facilities.
23	8.	Small Wind Energy System, building mounted, subject to the requirement of Section 128.0.L.
24	9.	Accessory GROUND-MOUNT Solar Collectors.
25	10	. Accessory storage buildings and shipping containers, as accessory storage structures, subject to
26		the requirements in Section 128.0.D.
27		
28		Howard County Zoning Regulations.
29		Section 124.0: - SW (Solid Waste) Overlay District.
30		
31	Section	n 124.0: - SW (Solid Waste) Overlay District

C. Uses Permitted as a Matter of Right if the Underlying District is M-1:

1	1.	Ma	aterial recovery facilities.
2	2.	Ro	OOFTOP SOLAR COLLECTORS AND GROUND-MOUNT SOLAR COLLECTORS.
3	[[2	2]] 3.	Waste transfer stations.
4	[[:	3]] 4.	Underground pipelines; electric transmission and distribution lines; telephone, telegraph and
5		CA	ATV lines; mobile transformer units; telephone equipment boxes; and other, similar public
6		uti	lity uses not requiring a Conditional Use.
7			
8	D. A	ccess	ory Uses
9 10	1.		y use normally and customarily incidental to any use permitted as a matter of right in this trict.
11	2.	Re	tail sale of items produced on the site.
12	3.	Re	cycling collection facilities.
13	4.	-Ae	cessory GROUND-MOUNT Solar Collectors.
14			
15			Howard County Zoning Regulations.
16			Section 126.0: - PGCC (Planned Golf Course Community) District.
17			
18	Sectio	n 12	6.0: - PGCC (Planned Golf Course Community) District.
19	B. Us	ses P	ermitted as a Matter of Right
20			be two subdistricts in the PGCC District: The PGCC-1 or Residential Subdistrict and the
21	PGCC	-2 or	Multi-use Subdistrict. Delineation of the subdistrict boundaries shall be determined by the
22	Zoning	g Boa	ard and shall be shown on the zoning map of Howard County.
23	1.	Th	e following uses shall be permitted as a matter of right in both the Residential Subdistrict and
24		in t	the Multi-use Subdistrict.
25		a.	One single-family detached unit per lot.
26		b.	One zero lot line unit per lot.
27		c.	Single-family attached dwelling units.
28		d.	Apartment units.
29		e.	Farming, provided that on a residential lot or parcel of less than 40,000 square feet no
30			livestock shall be permitted. However, residential chicken keeping is allowed as noted in
31			Section 128.0.

- f. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
 - g. Government buildings, facilities and uses, including public schools and colleges.
 - h. Private recreational facilities, such as parks, athletic fields, swimming pools, basketball courts and tennis courts, reserved for use by residents of a community and their guests. Such facilities shall be located within condominium developments or within communities with recorded covenants and liens which govern and provide financial support for operation of the facilities.
 - i. Golf courses and country clubs.
 - j. Riding academies and stables.

- k. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 1. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
 - m. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other, similar public utility uses not requiring a Conditional Use.
 - n. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.
 - o. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
 - p. Volunteer fire departments.

R. ROOFTOP SOLAR COLLECTORS

C. Accessory Uses

1. The following are permitted as accessory uses to residential uses in the PGCC District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.

1 Any use normally and customarily incidental to any use permitted as a matter of right. 2 b. Accessory apartments, provided that: 3 (1) The area of the lot is at least 12,000 square feet. 4 (2) Except for an exterior entrance and necessary parking area, there shall be no external 5 evidence of the accessory apartment. (3) The accessory apartment shall have no more than two bedrooms. 6 7 c. The housing by a resident family of: 8 (1) Not more than four non-transient roomers or boarders; or 9 (2) Not more than eight mentally and/or physically disabled persons or persons 62 years of 10 age or older, provided the use is registered, licensed or certified by the State of Maryland; 11 or 12 (3) A combination of a and b above, provided that the total number of persons housed in 13 addition to the resident family does not exceed eight. 14 d. Home occupations, subject to the requirements of Section 128.0.C. Home care, provided that if home care is combined with housing of mentally or physically 15 16 disabled persons or persons 62 years of age or older, as allowed by Subsection c.(2) above, 17 the total number of persons receiving home care at any one time plus the number of persons 18 being housed shall not exceed eight. 19 f. Parking: 20 (1) Off-street parking of no more than two commercial vehicles on lots of three or more 21 acres and no more than one commercial vehicle on lots of less than three acres. Private 22 off-street parking is restricted to vehicles used in connection with or in relation to a 23 principal use permitted as a matter of right in the district. 24 (2) Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or 25 destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D. 26 Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or 27 smaller, such storage shall be limited to the following: 28 (1) One recreational vehicle with a length of 30 feet or less; and 29 (2) One boat with a length of 20 feet or less. h. Farm produce stand, not to exceed 300 square feet in floor area, for the retail sale of crops, 30

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produce, flowers, livestock and poultry products, etc, grown or produced on the lot or by the

1				owner of the lot on which such structure is located. Appropriate on-site parking spaces shall
2				be provided.
3			i.	Snowball stands, subject to the requirements of Section 128.0.D.
4			j.	Small Wind Energy System, building mounted, subject to the requirements of Section
5				128.0.L
6			k.	Accessory GROUND-MOUNT Solar Collectors.
7		2.	Th	e following are permitted as accessory uses to nonresidential uses in the PGCC District:
8			a.	Any use normally and customarily incidental to any use permitted as a matter of right.
9			b.	Communication towers and antennas which are accessory to a principal use on the lot and
10				which exclusively serve that use. Towers are subject to the requirements of Sections
11				128.E.0.2 and 128.0.E.3.
12			c.	Accessory GROUND-MOUNT Solar Collectors.
13				
14				Howard County Zoning Regulations.
15				Section 127.0: - MXD (Mixed Use) Districts.
16				
17	Sec	tior	ı 12	7.0: - MXD (Mixed Use) Districts
18	C.	Re	quii	rements for Mixed Use Development
19		4.	Per	rmitted Uses
20			a.	The use of land in a Mixed Use Development shall be limited to the permitted uses specified
21				in the approved Preliminary Development Plan and Preliminary Development Criteria. The
22				uses permitted by the Preliminary Development Plan shall be limited to the uses listed in this
23				Subsection and shall comply with the restrictions given in Subsections 5 through 9 below.
24				The permitted uses allowed by the Preliminary Development Plan may be limited to a portion
25				of the uses listed below.
26			b.	For Mixed Use Developments larger than 75 acres, the permitted uses shall be drawn from
26 27			b.	For Mixed Use Developments larger than 75 acres, the permitted uses shall be drawn from the following list:
			b.	
27			b.	the following list:
27 28			b.	the following list: (1) Uses permitted as a matter of right in the POR, B-1 and M-1 Districts, excluding Housing
27 28 29			b.	the following list: (1) Uses permitted as a matter of right in the POR, B-1 and M-1 Districts, excluding Housing Commission Housing Developments on non-residential land.

1 (5) Apartments. 2 (6) Private recreational facilities, such as swimming pools, basketball courts and tennis 3 courts, reserved for the use of on-site residents and their guests. Such facilities may be 4 located within condominium developments as well as within communities where all 5 properties are included within recorded covenants and liens which govern and provide 6 financial support for operation of the facilities. 7 (7) Two-family dwellings. 8 (8) Cemeteries and mausoleums. 9 (9) Country clubs and golf courses. 10 (10)Fast food restaurants. 11 (11)Motor Vehicle Fueling Facility, provided the use is indicated on the Preliminary Development Plan approved by the Zoning Board and criteria for the use are specified in 12 the Preliminary Development Criteria approved by the Zoning Board. A Site 13 14 Development Plan for a Motor Vehicle Fueling Facility shall be subject to Planning 15 Board approval in accordance with Section 127.0.G. 16 Movie theaters, legitimate theaters, dinner theaters. (12)17 (13)Public utility uses, including substations and commercial communication towers. ROOFTOP SOLAR COLLECTORS. 18 (14)19 ([[14]]15) Other uses, similar to those above, approved by the Zoning Board on the 20 Preliminary Development Plan. 21 c. For Mixed Use Developments of 75 acres or smaller, the permitted uses shall be drawn from 22 the following list: 23 (1) Uses permitted as a matter of right in the POR and B-1 Districts, excluding Housing 24 Commission Housing Developments on non-residential land. 25 (2) One single-family detached dwelling unit per lot. 26 (3) One zero lot line dwelling unit per lot. 27 (4) Single-family attached dwelling units. 28 (5) Apartments. 29 (6) Private recreational facilities, such as swimming pools, basketball courts and tennis 30 courts, reserved for the use of on-site residents and their guests. Such facilities may be located within condominium developments as well as within communities where all 31

1		properties are included within recorded covenants and liens which govern and provide
2		financial support for operation of the facilities.
3		(7) Two-family dwellings.
4		(8) Movie theaters, legitimate theaters, dinner theaters.
5		(9) ROOFTOP SOLAR COLLECTORS
6		([[9]]10) Other uses, similar to those above, approved by the Zoning Board on the
7		Preliminary Development Plan.
8	d.	Uses permitted only in the R-MH or M-2 District shall not be permitted in the MXD-3 or
9		MXD-6 District.
10	e.	The Preliminary Development Criteria may specify that particular uses are permitted only if
11		certain stated conditions or criteria are met. The Preliminary Development Criteria shall
12		authorize the Planning Board to determine whether the required conditions or criteria are met
13		following a public hearing, according to the procedures established in Section 127.0.G.
14		
15		Howard County Zoning Regulations.
16		Section 127.1: PSC (Planned Senior Community) District.
17		
18	Section 12	27.1: - PSC (Planned Senior Community) District
19	E. A	ccessory Uses
20	1.	Services and businesses that serve the residents of the PSC District, including recreational,
21		educational, health, personal, professional and business services and retail stores.
22	2.	Home occupations, subject to the requirements of Section 128.0.C.
23	3.	Small Wind Energy System, building mounted, subject to the requirements of Section
24		128.0.L.
25	4.	Accessory GROUND-MOUNT Solar Collectors.
26		
27		Howard County Zoning Regulations.
28		Section 127.2: - CE (Corridor Employment) District.
29		
30	Section 12	27.2: - CE (Corridor Employment) District
31	B. Uses	Permitted as a Matter of Right
3.2	1 Δ	mbulatory health care facilities

- 1 2. Animal hospitals, completely enclosed.
- 2 3. Athletic facilities, commercial.
- 4. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions without drive-through lanes.
- 5. Biomedical laboratories.
- 6. Blueprinting, printing, duplicating or engraving services.
- 7. Breweries that manufacture 22,500 barrels or less of fermented malt beverages per year.
- 8. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 9. Catering establishments and banquet facilities.
- 10. Child day care centers and nursery schools.
- 12 11. Commercial communication antennas.
- 12. Commercial communication towers with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2 and 128.0.E.3.
- 13. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 17 14. Data processing and telecommunication centers.
- 18 15. Day treatment or care facility.
- 19 **16.** Flex space.
- 20 17. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, nonalcoholic beverages, spices, ice and meats, excluding slaughtering.
- 22 18. Furniture, appliance and business machine repair, furniture upholstering and similar services.
- 23 19. Government structures, facilities and uses, including public schools and colleges.
- 24 20. Hotels, motels, conference centers, and country inns.
- 25 21. Housing Commission Housing Developments, subject to the requirements of Section 128.0,J
- 26 22. Laundry or dry cleaning establishments.
- 27 23. Light industrial uses.
- 28 24. Nonprofit clubs, lodges, community halls.
- 29 25. Offices, professional and business.
- 26. Parking facilities that serve adjacent off-site uses in accordance with Section 133.0.B.4.
- 27. Pet grooming establishments and day care, completely enclosed.
- 32 28. Photographic processing plants.

- 29. Printing, lithography, bookbinding or publishing.
- 2 30. Recreation facilities, commercial.
- 3 31. Religious facilities, structures and land used primarily for religious activities.
- 32. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items.
- 6 33. Research and development establishments.
- 7 34. Restaurants, carryout.
- 35. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.

10 **36. ROOFTOP SOLAR COLLECTORS AND GROUND-MOUNT SOLAR COLLECTORS.**

- 11 [[36]]37. Schools, commercial
- 12 [[37]]38. Schools, private academic, including colleges and universities.
- [[38]]39. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
- 15 [[39]]**40.** Service agencies.
- 16 [[40]]**41.** Sign-making shops
- 17 [[41]]42. Transitional Mobile Home Parks which meet the requirements of Section 127.2.
- 18 [[42]]43. Underground pipelines; electric transmission and distribution lines; telephone, telegraph 19 and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public 20 utility uses not requiring a Conditional Use.
- 21 [[43]]44. Volunteer fire departments.

23 D. Accessory Uses

- 1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
- 2. Communication towers and antennas which are accessory to a principal use on the lot and which exclusively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and 128.0.E.3.
- Private parks, swimming pools, athletic fields, exercise facilities, tennis courts, basketball courts
 and similar private, non-commercial recreation facilities.
- 4. Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
- 32 5. Accessory GROUND-MOUNT Solar Collectors.

1		
2		Howard County Zoning Regulations.
3		Section 127.3: - CLI (Continuing Light Industrial) Overlay District.
4		
5	Section	n 127.3: - CLI (Continuing Light Industrial) Overlay District
6	C. U	ses Permitted as a Matter Of Right
7	The fo	llowing uses are permitted as a matter of right in the CLI Overlay District:
8	1.	Warehouse, manufacturing, assembly or processing uses permitted in the M-1 District and
9		accessory uses thereto.
10	2.	Uses allowed in the underlying district.
11	3.	Furniture stores.
12	4.	Retail, limited accessory:
13		For any manufacturing or warehouse use permitted in the M-1 District, accessory retail sales may
14		be permitted, provided that:
15		a. The products sold are either manufactured or distributed on the site;
16		b. Not more than 30% of the floor space of the first floor of the main structure may be devoted
17		to the retail sales of articles made or distributed on the premises; and
18		c. Any service facilities are limited to the repair and/or service of products manufactured or
19		distributed by the owner or lessee of the site.
20		Nothing herein shall be construed to permit the operation of general retail sales businesses.
21	5.	Material recovery facilities—source separated.
22	6.	Recycling collection facilities.
23	7.	ROOFTOP SOLAR COLLECTORS
24		
25		Howard County Zoning Regulations.
26		Section 127.4: - TOD (Transit Oriented Development) District.
27		
28	Section	1 127.4: - TOD (Transit Oriented Development) District
29	B. Us	es Permitted as a Matter of Right
30	1.	Ambulatory health care facilities, including pharmacies incidental to these uses.
31	2.	Athletic facilities, commercial.
32	3.	Biomedical laboratories.

- 1 4. Commercial communication antennas.
- 5. Conservation areas, including wildlife and forest preserves, environmental management areas,
- 3 reforestation areas, and similar uses.
- 4 6. Data processing and telecommunication centers.
- 5 7. Dwellings, apartment.
- 6 8. Dwellings, single-family attached.
- 7 9. Flex space.
- 8 10. Government structures, facilities and uses, including public schools and colleges.
- 9 11. Horse racetrack facilities.
- 10 12. Hotels, motels, country inns and conference centers.
- 13. Industrial Uses, light, provided that: The property is at least 30 acres or greater and fronts on and
- has direct access to an arterial or collector highway; adjoins other properties developed with
- existing light industrial uses; the light industrial use is principally conducted within a building
- with a maximum building height of 50 feet; the proposed industrial development does not include
- a proposal for any dwelling units within the same project; and; the light industrial development is
- at the periphery of the TOD District, well separated from the MARC Station.
- 17 14. Offices, professional and business.
- 18 15. Parking facilities that serve adjacent off-site uses in accordance with Section 133.0.B.
- 19 16. Religious facilities, structures and land used primarily for religious activities.
- 20 17. Research and development establishments.
- 21 18. Restaurants, carryout, including incidental delivery services.
- 22 19. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor
- for consumption on premises only.

20. ROOFTOP SOLAR COLLECTORS

- 25 [[20]] **21.** Schools, commercial.
- 26 [[21]] **22.** Schools, private academic, including colleges and universities.
- 27 [[22]] 23. Underground pipelines; electric transmission and distribution lines; telephone, telegraph
- and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public
- 29 utility uses not requiring a Conditional Use.
- 30 [[23]] **24.** Volunteer fire departments.

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32 D. Accessory Uses

- 1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
 - 2. Private parks, swimming pools, athletic fields, exercise facilities, tennis courts, basketball courts and similar private, non-commercial recreation facilities.
 - 3. Home occupations, subject to the requirements of Section 128.C.
 - 4. Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
 - 5. Accessory **GROUND-MOUNT** Solar Collectors.

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Howard County Zoning Regulations.

Section 127.5: - CAC (Corridor Activity Center) District.

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Section 127.5: - CAC (Corridor Activity Center) District

B. Uses Permitted as a Matter of Right

- 1. Ambulatory health care facilities.
- 15 2. Animal hospitals, completely enclosed.
- 16 3. Antique shops, art galleries, craft shops.
- 17 4. Athletic facilities, commercial
 - 5. Bakeries, provided all goods baked on the premises shall be sold at retail from the premises.
- 6. Banks, savings and loan associations, investment companies, credit unions, brokers, and similar financial institutions without a drive-through except that single lane drive-through service shall be permitted for one establishment within the project if the drive-through service area is not visible from Route 1.
- 23 7. Bicycle repair shops.
- 8. Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor area.
- 9. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.3.
- 28 10. Child day care centers and nursery schools.
- 29 11. Clothing and apparel stores with goods for sale or rent.
- 30 12. Commercial communication antennas.
- 13. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.

- 1 14. Convenience stores.
- 2 15. Day treatment or care facilities.
- 3 16. Drug and cosmetic stores.
- 17. Dwellings, apartment and single-family attached, only within a Route 1 Corridor development project with at least 2 gross acres of CAC-zoned land or less than 2 gross acres if: (1) the subject property is contiguous along at least 75% of its perimeter to a CAC development that has received final approval of a Sketch Plan or Site Development Plan; (2) no additional CAC-zoned land directly adjoins the subject property; and (3) the development of the subject property shall be
- 9 compatible with the land use, site planning and architectural character of the contiguous CAC
- development. If the project site is 2 gross acres or greater of CAC zoned land, then the project
- must include more than one residential unit type.
- 12 18. Farmers markets.
- 13 19. Flex Space.
- 14 20. Food stores.
- 21. Furniture, appliance and business machine repair, furniture upholstering, and similar services.
- 16 22. Government structures, facilities and uses, including public schools and colleges.
- 17 23. Hardware stores.
- 18 24. Hotels, motels, country inns and conference centers.
- 19 25. Laundry and/or dry cleaning establishments.
- 20 26. Liquor stores.
- 21 27. Museums and libraries.
- 22 28. Nonprofit clubs, lodges, community halls.
- 23 29. Nursing homes and residential care facilities.
- 24 30. Offices, professional and business.
- 25 31. Parking facilities that serve adjacent off-site uses in accordance with Section 133.0.B.4.
- 26 32. Personal service establishments.
- 27 33. Pet grooming establishments and daycare, completely enclosed.
- 28 34. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items.
- 30 35. Restaurants, carryout, including incidental delivery service.
- 36. Restaurants, fast food without a drive-through.

2		liquor	
3	38	8. Roof	TOP SOLAR COLLECTORS
4	[[38.]] 39	Seasonal sale of Christmas trees or other decorative plant materials, subject to the
5		requir	ements of Section 128.0.D.4.
6	[[39]] 40.	Schools, commercial.
7	[[-	40]] 41.	Schools, private academic, including colleges and universities.
8	[[-	41]] 42.	Service agencies.
9	[[-	42]] 43.	Specialty stores.
10	[[-	43]] 44.	Underground pipelines; electric transmission and distribution lines; telephone, telegraph
11		and C	ATV lines; mobile transformer units; telephone equipment boxes; and other similar public
12		utility	uses not requiring a Conditional Use.
13	[[4	44]] 45 .	Volunteer fire departments.
14			
15	C. A	ccessory	Uses
16 17	1.	Any u distric	ise normally and customarily incidental to any use permitted as a matter of right in this t.
18	2.	Home	occupations, subject to the requirements of Section 128.0.C.
19 20	3.	Private and sin	e parks, swimming pools, athletic fields, exercise facilities, tennis courts, basketball courts milar private, non-commercial recreation facilities.
21	4.	Retail	sale of propane on the site of a principal retail business.
22	5.	Small	Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
23	6.	Snowl	pall stands, subject to the requirements of Section 128.D.5.
24	7.	Acces	sory GROUND-MOUNT Solar Collectors.
25			
26			Howard County Zoning Regulations.
27			Section 127.6: - TNC (Traditional Neighborhood Center) Overlay District.
28			
29	Sectio	n 127.6:	- TNC (Traditional Neighborhood Center) Overlay District
30	C. Us	ses Pern	nitted as a Matter of Right
31	1.	Age-re	estricted adult housing, if the additional requirements for age-restricted adult housing set
32		forth i	n the POR District are met.

37. Restaurants, standard, and beverage establishments, including those serving beer, wine and

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2. Ambulatory health care facilities.

- 1 3. Animal hospitals, completely enclosed.
- 2 4. Antique shops, art galleries, craft shops.
- 3 5. Athletic facilities, commercial.
- 6. Bakeries, provided all goods baked on the premises shall be sold at retail from the premises.
- 5 7. Banks, savings and loan associations, investment companies, credit unions, brokers, and similar financial institutions, without a drive-through, except that one lane drive-through service shall be permitted on sites within a Route 40 corridor development project encompassing at least 20 gross acres of land in the TNC District provided that there shall be no portion of drive-through service visible from a public road and the drive-through service shall be appropriately buffered from adjoining residential property.
- 11 8. Bicycle repair shops.
- 9. Blueprinting, printing, duplicating or engraving services limited to 5,000 square feet of net floor area.
- 10. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.
- 16 11. Child day care centers and nursery schools.
- 17 12. Clothing and apparel stores with goods for sale or rent.
- 18 13. Commercial communication antennas.
- 19 14. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 21 15. Convenience stores.
- 22 16. Day treatment or care facilities.
- 23 17. Drug and cosmetic stores, without a drive-through, except that one lane drive-through service shall be permitted on sites within a Route 40 corridor development project encompassing at least 20 gross acres of land in the TNC District provided that there shall be no portion of drive-through service visible from a public road and the drive-through service shall be appropriately buffered from adjoining residential property.
 - 18. Dwellings, apartment and single-family attached, only within a Route 40 corridor development project with at least 2 gross acres of TNC-zoned land.
- 30 19. Farmers markets.
- 31 20. Food stores.

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21. Furniture, appliance and business machine repair, furniture upholstering, and similar services.

- 22. Government structures, facilities and uses, including public schools and colleges.
- 2 23. Hardware stores.
- 3 24. Hotels, motels, country inns and conference centers.
- 4 25. Laundry or dry cleaning establishments.
- 5 26. Liquor stores.
- 6 27. Museums and libraries.
- 7 28. Nonprofit clubs, lodges, community halls.
- 8 29. Offices, professional and business.
- 9 30. Parking facilities that serve adjacent off-site uses in accordance with Section 133.0.B.
- 10 31. Personal service establishments.
- 32. Pet grooming establishments and daycare, completely enclosed.
- 33. Recreation Facilities, Commercial including bowling centers, billiard or pool centers, children's
- party and play spaces, laser-tag facilities, computer gaming centers, golf driving ranges, miniature
- golf, water slides, paintball, and similar uses.
- 34. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items.
- 17 35. Restaurants, carryout, including incidental delivery service.
- 18 36. Restaurants, fast food, in a building without a drive-through.
- 37. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor.

21 **38. ROOFTOP SOLAR COLLECTORS**

- [[38]]39. Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
- 24 [[39]] **40.** Schools, commercial.
- 25 [[40]] **41.** Schools, private academic, including colleges and universities.
- 26 [[41]] **42.** Service agencies.
- 27 [[42]] **43.** Specialty stores.
- 44. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and
- 29 CATV lines; mobile transformer units; telephone equipment boxes; and other similar
- 30 45. Volunteer fire departments.

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32 D. Accessory Uses

1	1.	Any use normally and customarily incidental to any use permitted as a matter of right in this
2		district.
3	2.	Home occupations, subject to the requirements of Section 128.0.C.
4	3.	Private parks, swimming pools, athletic fields, exercise facilities, tennis courts, basketball courts
5		and similar private, non-commercial recreation facilities.
6	4.	Retail sale of propane on the site of a principal retail business.
7	5.	Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
8	6.	Snowball stands, subject to the requirements of Section 128.0.D.
9	7.	Accessory GROUND-MOUNT Solar Collectors.
10		
11		Howard County Zoning Regulations.
12		Section 128.0: - Supplementary Zoning District Regulations.
13		
14	Sectio	n 128.0: - Supplementary Zoning District Regulations.
15	A. Su	pplementary Bulk Regulations
16	The fo	llowing supplementary regulations shall apply in addition to the requirements of the applicable
17	zoning	districts.
18	12.	Regulations for detached accessory structures on residentially zoned lots developed with single-
19		family detached dwellings
20		a. Size restrictions
21		(1) The maximum cumulative lot coverage permitted for all of the accessory structures
22		located on any given residential lot developed with a single-family detached dwelling is:
23		(a) 600 square feet for a lot in the planned public water and sewer service area.
24		(b) 1,200 square feet for a lot in the RC or RR district which is 2 acres or less
25		(c) 2,200 square feet for a lot in the RC or RR district which is greater than 2 acres.
26		(2) The cumulative lot coverage restrictions cited above shall apply to all accessory
27		structures on any residentially zoned lot developed with a single-family detached
28		dwelling, excepting only legitimate farm buildings located on properties meeting the
29		definition of "farm", shipping containers used as accessory storage structures, and
30		swimming pools. Farm structures, shipping containers used as accessory storage
31		structures, and swimming pools are not subject to size restrictions; however, they must be

1		subordinate and incidental to the principal use.
2		(3) GROUND MOUNTED ACCESSORY SOLAR COLLECTORS SHALL NOT COUNT TOWARD
3		THE LOT COVERAGE REQUIREMENT PROVIDED THEY DO NOT COVER MORE THAN 3%
4		2% of the lot.
5	b.	Restrictions for accessory structures
6		Full baths, full kitchens, residential habitation and commercial uses are not permitted in
7		accessory structures
8		
9		Howard County Zoning Regulations.
10		Section 131.0: - Conditional Uses.
11		

12 Section 131.0: - Conditional Uses

13 N. Conditional Uses and Permissible Zoning Districts.

	Zo	ning	g Di	str	ict	s																								
Conditional Use	RC	RR	R- ED	R- 20	R- 12	R- SC	R- SA- 8	R- H- ED	R- A- 15	R- APT	R- MH	R- SI	R- VH	ССТ	TOD	CAC	TNC	PGCC	но	НC	POR	PEC	BR	от	B-	B- 2	SC	M- 1	M- 2	CE
Solar COLLECTOR Facility, Commercial GROUND- MOUNT		√	TO AND THE PROPERTY OF THE PRO																		>	✓	The state of the s		/	~		>	√	/

- 14 The Hearing Authority may grant Conditional Uses in the specified districts in accordance with
- the following minimum criteria.

17 **131.0.N.**

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- 18 **52.** Solar COLLECTOR Facility, Commercial GROUND MOUNT
- A Conditional Use may be granted in the **B-1**, **B-2**, **CE**, **M-1**, **M-2**, **PEC**, **POR**, **RC**, **RR** District for a commercial **GROUND MOUNT** solar **COLLECTOR** facility, provided that:
 - a. The maximum size of a <u>The Parcel on Which the Commercial Ground-Mount solar</u> <u>Collector Facility is proposed must be a minimum of 10 acres in size.</u> solar facility shall be 75 acres notwithstanding the size of the parcel However, on Parcels which are in the Agricultural Land Preservation Program, the maximum size shall be 16

1		ACRES OR 34% 20% OF THE PROPERTY, WHICHEVER IS LESS. The parcel on which the
2		commercial GROUND-MOUNT solar facility is proposed must be
3	a n	ninimum of 10 acres in size.
4	Howe	VER, A GROUND MOUNT SOLAR COLLECTOR FACILITY ON AN AGRICULTURAL PRESERVATION
5	PARCE	L CAN BE INCREASED TO A MAXIMUM OF 34% OF THE PARCEL BY THE HEARING AUTHORITY
6	IF THE	HEARING AUTHORITY FINDS THAT THE USE SHALL NOT INTERFERE WITH FARMING
7	<u>OPERA</u>	tions or limit future farming production. The Hearing Authority shall consider
8	THE FO	LLOWING:
9		(1) A. AT LEAST 60% OF THE ACREAGE OUTSIDE OF THE GROUND MOUNT SOLAR
10		COLLECTOR FACILITY AREA IS VIABLE FOR A FARM OPERATION, INCLUSIVE OF FARM
11		BUILDINGS NEEDED FOR THE FARM OPERATION; AND
12		B. The remaining soils capability are more than 50% USDA Classes I-III and
13		MORE THAN 66% USDA CLASSES I-IV OR;
14	<u>(2)</u>	THE ADDITIONAL ACREAGE ABOVE THE ALLOWABLE 20% FOR THE CSF IS UNSUITABLE FOR
15		FARMING.
16	b.	All structures and uses must meet a minimum 50 foot setback from all property lines.
17	c.	No structure or use may be more than 20 feet in height.
18	d.	A 'Type D' landscaping buffer must be provided around the perimeter of the proposed
19		commercial GROUND-MOUNT solar COLLECTOR facility unless the Hearing Authority determines
20		that an alternative buffer is sufficient.
21	e.	All security fencing must be located between the landscaping buffer and the commercial
22		GROUND-MOUNT solar COLLECTOR facility.
23	f.	The systems shall comply with all applicable local, state, and federal laws and provisions.
24	g.	A commercial GROUND-MOUNT solar COLLECTOR facility that is no longer used shall be
25		removed from the site within $\frac{1}{1}$ of the date that the use ceases. $\frac{1}{1}$
26		OWNER SHALL SECURE THIS OBLIGATION BY MAINTAINING A BOND, ESCROW, OR OTHER
27		FORM OF SECURITY, IN AN AMOUNT EQUAL TO THE ESTIMATED FUTURE COST OF REMOVAL,
28		THAT IS ACCEPTABLE TO THE DIRECTOR OF FINANCE.
29	h.	The premises shall be maintained at all times in a clean and orderly condition, including the care
30		or replacement of plant materials required in the landscaping plan. The responsibility for

2 commercial GROUND-MOUNT solar COLLECTOR facility. The applicant shall provide the Hearing 3 Authority with details regarding maintenance and access for the site. [[i. A solar collector or combination of solar collectors shall be designed and located to avoid glare or 4 5 reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or 6 create a safety hazard. The petitioner shall include a glare study with the Conditional Use 7 petition.]] 8 [ji]I. The applicant shall agree to register all solar collectors with the Department of Fire and Rescue 9 Services. The registration shall include a map of the solar facility noting the location of the solar 10 collectors and the panel disconnect. 11 [[k]]J. Tree removal shall be minimized and reforestation shall be done in accordance with Section 12 16.1026 of the Howard County Code. 13 [[1.]]K. Scenic Views 14 (1) The applicant shall demonstrate that the solar facility does not harm the scenic characteristics 15 of the view of or from: 16 A. A public park; 17 B. A national or state designated scenic byway; 18 C. A road listed in the Scenic Roads Inventory adopted under Section 16.1403 of the 19 Howard County Code; or 20 D. A historic structure as defined in Section 16.601 of the Howard County Code. 21 (2) Visual Impact Analysis Required to Demonstrate Minimal Impact to or from Scenic Views 22 A. The Conditional Use petition shall include a visual impact analysis mapping all viewshed 23 impacts and any proposed mitigation. This analysis shall include mapped visual impact 24 assessments of all important or critical viewpoints or elevations from which the solar 25 facility can be seen from a fixed vantage point. For purposes of this subsection, A 26 viewshed is a topographically defined area including all critical observation points from 27 which the solar facility is viewed. 28 B. If the visual impact assessment as mapped particularly interferes with and compromises 29 critical observation points within the viewshed that warrant viewshed protection, the 30 petitioner shall mitigate the view through additional landscaping or other forms of 31 mitigation, including reconfiguration of the solar panels, or as may be required by the 32 Hearing Authority.

compliance with this provision shall be with all parties having a lease or ownership interest in the

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- C. Fencing along road frontage or the perimeters of the commercial GROUND-MOUNT solar COLLECTOR facility site where the fencing would be visible shall be constructed of a material and design consistent with the character of the roadway or area.
- D. The petition shall include a landscape plan.
- [[m]]L. The Howard County Agricultural [[Land]] Preservation Board shall review any Conditional Use petition which proposes to build a new commercial GROUND-MOUNT solar COLLECTOR facility on parcels which are in the Agricultural Land Preservation Program prior to approval by the Hearing Authority, USING A TWO-STEP REVIEW PROCESS, in the following manner:
 - (1) Prior to scheduling and convening a presubmission community meeting pursuant to Howard County Zoning Regulations Section 131.0.f.1, the petitioner shall submit a proposed CONCEPT PLAN [[Conditional Use Plan]] for a commercial GROUND-MOUNT solar COLLECTOR facility on a parcel or parcels in the Agricultural Land Preservation Program to the Howard County Agricultural [[Land]] Preservation Board for advisory review as to whether the siting of the commercial GROUND-MOUNT solar COLLECTOR facility on the parcel or parcels supports the primary agricultural purpose of the easement property or is an ancillary business which supports the economic viability of the farm.
 - ([[2]]A) PRELIMINARY REVIEW- THE AGRICULTURAL PRESERVATION BOARD SHALL CONDUCT A PRELIMINARY REVIEW OF A CONCEPT PLAN TO REVIEW THE PLACEMENT OF THE PROPOSED FACILITY AND THE REMAINING SOIL CAPABILITY. submitted for THE PRELIMINARY review shall include, at a minimum, A LETTER SIGNED BY THE PROPERTY OWNER REQUESTING THE COMMERCIAL GROUND-MOUNT SOLAR COLLECTOR FACILITY, A CONCEPT PLAN DEPICTING PROPOSED LOCATIONS FOR THE FACILITY AND A SOIL CLASSIFICATION ANALYSIS, CONSISTENT WITH THE PROVISIONS OF THE AGRICULTURAL PRESERVATION BOARD'S COMMERCIAL SOLAR FACILITIES POLICY. THE CONCEPT PLAN SHOULD SHOW AT LEAST TWO POTENTIAL PLACEMENTS OF THE CSF ON THE PROPERTY TO ALLOW THE APB AN OPPORTUNITY TO ADVISE ON THE BEST PLACEMENT OF THE SOLAR FACILITY TO MINIMIZE NEGATIVE IMPACTS ON THE FARMING OPERATION.
 - ([[3]]B) FINAL REVIEW- THE MATERIALS SUBMITTED FOR FINAL REVIEW SHALL INCLUDE, AT A MINIMUM, a copy of the Agricultural Land Preservation Program easement, a copy of the Howard County Soil Conservation and Water Quality Plan, and a copy of the proposed FINAL CONCEPT PLAN [[Conditional Use Plan]].

1	(2) The Board's advisory review shall be in writing.
2	([[4]]3) The petitioner shall make the Board's advisory review available at the presubmission
3	community meeting.
4	([[5]]4) The Department of Planning and Zoning's Technical Staff Report on the petition shal
5	include an evaluation of and a recommendation on the Board's advisory review of the petition
6	and shall include as attachments the Board's advisory review and a copy of the Agricultura
7	Preservation Easement.
8	[[n]]M. Subject to Section 106 of these regulations, the property on which an approved commercia
9	GROUND-MOUNT solar COLLECTOR facility is located is eligible to be a sending parcel provided that one
10	density right is retained for the conditional use until the commercial GROUND-MOUNT solar COLLECTOR
11	facility is removed.
12	(O) REGULATIONS FOR SOLAR COLLECTOR, ACCESSORY GROUND-MOUNT AND SOLAR COLLECTOR
13	FACILITY, COMMERCIAL GROUND-MOUNT.
14	A SOLAR COLLECTOR OR COMBINATION OF SOLAR COLLECTORS SHALL BE DESIGNED AND
15	LOCATED TO AVOID GLARE OR REFLECTION ONTO ADJACENT PROPERTIES AND ADJACENT ROADWAYS
16	AND SHALL NOT INTERFERE WITH TRAFFIC OR CREATE A SAFETY HAZARD. THE PETITIONER OR
17	APPLICANT SHALL PROVIDE TO THE DEPARTMENT OF PLANNING AND ZONING A GLARE STUDY OR OTHER
18	CERTIFICATION OR ASSURANCE ACCEPTABLE TO THE DEPARTMENT THAT THE SOLAR COLLECTORS ARE
19	DESIGNED, MANUFACTURED, AND WILL BE INSTALLED:
20	A. TO ELIMINATE GLARE;
21	B. TO ENSURE THAT GLARE WILL NOT BE REFLECTED ONTO NEARBY BUILDINGS OR ROADWAYS;
22	<u>OR</u>
23	C. WITH ANTI-REFLECTIVE COATINGS OR LIGHT-TRAPPING TECHNOLOGIES.
24	(N) FOR GROUND MOUNT SOLAR COLLECTOR FACILITIES ON AGRICULTURE PRESERVATION
25	PARCELS, THE AREA USED FOR THE GROUND-MOUNT SOLAR COLLECTORS IS ALSO must also be
26	USED FOR POLLINATOR OR NATIVE GRASS HABITATS, GRAZING FOR LIVESTOCK SUCH AS SHEEP,
27	CROP PRODUCTION UNDER OR DIRECTLY ADJACENT TO THE INSTALLATION SUCH AS EDIBLE
28	LANDSCAPE BARRIERS OR TREE CROPS, OR OTHER AGRICULTURAL OR ECOLOGICALLY ENHANCING
29	ALTERNATIVE THAT THE APPLICANT PROPOSES AND THE DEPARTMENT OF PLANNING AND ZONING
30	hearing authority finds to be harmonious with the purposes of the Agricultural Land
31	Preservation Program

- Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland, 1 that this Act shall apply to any application for a conditional use for a commercial ground mount 2 3 solar collector facility that does not have final approval from the Hearing Authority in a Decision and Order by the effective enactment date of this Act. 4 5 Section 2. 3. And Be It Further Enacted by the County Council of Howard County, Maryland, that this 6 7 Act shall become effective 61 days after its enactment. And Be It Further Enacted by the County Council of Howard County, Maryland, that the 8 9 Department of Planning and Zoning is hereby authorized to make necessary adjustments to the Conditional Use charts to reflect changes to the Zoning Regulations, as amended by this 10
- 12 **Section 3. 4.**

Act.

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on 2021.
March Dict Aread
Michelle Harrod, Administrator to the County Council
BY THE COUNCIL
This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on
Michelle Harrod, Administrator to the County Council
BY THE COUNCIL
This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on, 2021.
Michelle Harrod, Administrator to the County Council
BY THE COUNCIL:
This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on, 2021.
Michelle Harrod, Administrator to the County Council
BY THE COUNCIL
This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on, 2021.
Michelle Harrod, Administrator to the County Council
BY THE COUNCIL
This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on
Michelle Harrod, Administrator to the County Council

Introduced Jack 2	<i>ب</i> اصر
Public hearing July 19	2016
Council action T. 14 34	2010
Effective date (X+, 5	2010

County Council of Howard County, Maryland

2010 Legislative Session

Legislative day #_____

BILL NO. 41-2010 (ZRA-129)

Introduced by: Calvin Ball, Councilmember

AN ACT amending the Howard County Zoning Regulations to establish new definitions for "Small Wind Energy Systems, Building Mounted" and "Small Wind Energy Systems, Freestanding Tower"; to permit Small Wind Energy Systems in certain zoning districts, under certain conditions; and generally relating to Small Wind Energy Systems.

Introduced and read first time 5 4 6 ,2010. Ordered posted	and hearing scheduled.
V	By order Styler Maser G. Stephen M. LeGendre, Administrator to the County Council
	ring been published according to Charter, the Bill was read for a second time at
public hearing on Jily [] , 2010 and concluded on	By order Stephen M. LeGendre, Administrator to the County Council
This Bill was read the third time	By order A length and the Stephen M. Le Gondre, Administrator to the County Council
Sealed with the County Seal and presented to the County Executive for app	
Approved vetoed by the County Executive on A. S	By order Stephen M. LeGendre, Alministrator to the County Council Key Ulman, County Executive

NOTE; [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law.

Strikeout indicates material deleted by amendment; <u>Underliming</u> indicates material added by amendment.

Section 1. Be it enacted by the County Council of Howard County, Maryland, that the Howard 1 County Zoning Regulations be, and they are hereby, amended as follows: 2 A. The following sections be, and they are hereby, amended: Section 103 "Definitions"; 3 Subsections "C" "Accessory Uses" and "G" "Conditional Uses", of Section 104 "RC 4 (Rural Conservation) District"; Subsections "C" "Accessory Uses" and "G" 5 "Conditional Uses", of Section 105 "RR (Rural Residential) District"; Subsections "C" 6 "Accessory Uses" and "I" "Conditional Uses", of Section 107 "R-ED (Rural 7 Environmental Development) District"; Subsection "C" "Accessory Uses", of Section 8 108 "R-20 (Residential: Single) District"; Subsections "C" "Accessory Uses" and "H 9 "Conditional Uses", of Section 109 "R-12 (Residential: Single) District"; Subsections 10 "C" "Accessory Uses" and "F" "Conditional Uses", of Section 110 "R-SC (Residential: 11 Single Cluster) District"; Subsections "C" "Accessory Uses" and "F" "Conditional 12 Uses", of Section 111 "R-SA-8 (Residential: Single Attached) District"; Subsections 13 "C" "Accessory Uses" and "G" "Conditional Uses", of Section 112 "R-A-15 14 (Residential: Apartments) District"; Subsections "D" "Accessory Uses" and "F" 15 "Conditional Uses", of Section 113.3 "I (Institutional) Overlay District"; Subsections 16 "C" "Accessory Uses" and "F" "Conditional Uses", of Section 115 "POR (Planned 17 Office Research) District"; Subsections "C" "Accessory Uses" and "F" "Conditional 18 Uses", of Section 116 "PEC (Planned Employment Center) District"; Subsection "E" 19 "Accessory Uses", of Section 117.1 "BR (Business: Rural) District"; Subsection "D" 20 "Accessory Uses", of Section 117.2 "CC (Convenience Center) District"; Subsections 21. "C" "Accessory Uses" and "F" "Conditional Uses", of Section 117.4 "CCT 22 (Community Center Transition) District"; Subsection "C" "Accessory Uses", of Section 23 118 "B-1(Business: Local) District"; Subsection "C" "Accessory Uses", of Section 119 24 "B-2 (Business: General) District"; Subsections "C" "Accessory Uses" and "F" 25 "Conditional Uses", of Section 120 "SC (Shopping Center) District"; Subsections "C" 26 "Accessory Uses" and "E" "Conditional Uses", of Section 122 "M-1 (Manufacturing: 27 Light) District"; Subsections "C" "Accessory Uses" and "E" "Conditional Uses", of 28 Section 123 "M-2 (Manufacturing: Heavy) District"; Subsections "C" "Accessory Uses" 29 and "I" "Conditional Uses", of Section 126 "PGCC (Planned Golf Course Community) 30 District"; Subsection "E" "Accessory Uses", of Section 127.1 "PSC (Planned Senior 31

1		Community) District"; Subsections "D" "Accessory Uses" and "H" "Conditional
2		Uses", of Section 127.2 "CE (Corridor Employment) District"; Subsections "D"
3		"Accessory Uses" and "H" "Conditional Uses", of Section 127.4 "TOD (Transit
4		Oriented Development) District"; Subsections "C" "Accessory Uses" and "I"
5		"Conditional Uses", of Section 127.5 "CAC (Corridor Activity Center) District";
6		Subsections "D" "Accessory Uses" and "H" "Conditional Uses", of Section 127.6
7		"TNC (Traditional Neighborhood Center) Overlay District"; Number 3 "Exceptions to
8		Height Requirements", and Subsection "A" "Supplementary Bulk Regulations" of
9		Section 128 "Supplementary Zoning District Regulations";
10	В.	The following sections be, and they are hereby, repealed and reenacted without change:
11		Subsection "A" "Purpose", of Section 104 "RC (Rural Conservation) District";
12		Subsection "A" "Purpose", of Section 105 "RR (Rural Residential) District";
13		Subsection "A" "Purpose", of Section 107 "R-ED (Rural Environmental Development)
14		District"; Subsection "A" "Purpose", of Section 108 "R-20 (Residential: Single)
15		District"; Subsection "A" "Purpose", of Section 109 "R-12 (Residential: Single)
16		District"; Subsection "A" "Purpose", of Section 110 "R-SC (Residential: Single Cluster)
17		District"; Subsection "A" "Purpose", of Section 111 "R-SA-8 (Residential: Single
18		Attached) District"; Subsection "A" "Purpose", of Section 112 "R-A-15 (Residential:
19		Apartments) District"; Subsection "A" "Purpose", of Section 113.3 "I (Institutional)
20		Overlay District"; Subsection "A" "Purpose", of Section 115 "POR (Planned Office
21		Research) District"; Subsection "A" "Purpose", of Section 116 "PEC (Planned
22		Employment Center) District"; Subsection "A" "Purpose", of Section 117.1 "BR
23		(Business: Rural) District"; Subsection "A" "Purpose", of Section 117.2 "CC
24		(Convenience Center) District"; Subsection "A" "Purpose", of Section 117.4 "CCT
25		(Community Center Transition) District"; Subsection "A" "Purpose", of Section 118
26		"B-1(Business: Local) District"; Subsection "A" "Purpose", of Section 119 "B-2
27		(Business: General) District"; Subsection "A" "Purpose", of Section 120 "SC (Shopping
28		Center) District"; Subsection "A" "Purpose", of Section 122 "M-1 (Manufacturing:
29		Light) District"; Subsection "A" "Purpose", of Section 123 "M-2 (Manufacturing:
30		Heavy) District"; Subsection "A" "Purpose", of Section 126 "PGCC (Planned Golf
31		Course Community) District"; Subsection "A" "Purpose", of Section 127.1 "PSC

1.2.1 to 32.4

Uses".

provision of these regulations:

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District"; Subsection "A" "Purpose", of Section 127.2 District"; Subsection "A" "Purpose", of Section 127.4 ?lopment) District"; Subsection "A" "Purpose", of Section ty Center) District"; and Subsection "A" "Purpose", of onal Neighborhood Center) Overlay District"; and and they are hereby, added: Subsection "M" "Small Wind ounted", and a new Subsection "N" "Small Wind Energy er" of Section 128 "Supplementary Zoning District Regulations"; and a new number 48 "Small Wind Energy Systems, Building Mounted" and new number 49 "Small Wind Energy Systems, Freestanding Tower", of Subsection N "Conditional Uses and Permissible Zoning Districts", of Section 131 "Conditional **Howard County Zoning Regulations SECTION 103: Definitions** A. Except as provided for in Section 101 herein, terms used in these regulations shall have the definition provided in any standard dictionary, unless specifically defined below or in any other 179. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED: A SMALL WIND ENERGY CONVERSION SYSTEM CONSISTING OF A VERTICAL WIND TURBINE AND ASSOCIATED CONTROL OR CONVERSION ELECTRONICS, WHICH IS TO BE LOCATED ON A STRUCTURE AND HAS A RATED CAPACITY OF NOT MORE THAN 100 KW. 180. SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER: A WIND ENERGY CONVERSION SYSTEM CONSISTING OF A WIND TURBINE, A FREESTANDING TOWER, AND ASSOCIATED CONTROL OR CONVERSION ELECTRONICS, WHICH HAS A RATED CAPACITY OF NOT MORE THAN 100 KW.

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2		SECTION 104: RC (Rural Conservation) District
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4	A. Purpose	
5		
6	The Rural Co	nservation District is established to conserve farmland and to encourage
7	agricultural a	ctivities, thereby helping to ensure that commercial agriculture will continue as a
8	long term lan	d use and a viable economic activity within the County. The RC District is also
9	established to	preserve natural features and the rural landscape, while allowing low density,
10	clustered resi	dential development. Residential development is to be permitted only when it is
11	located and d	esigned to minimize its impact on agricultural land, farming operations, and
12	sensitive envi	ironmental features; to create attractive rural developments; and to respect existing
13	features of the	e rural landscape.
14		
15	- -	l land use in the RC District is agriculture. The District is intended to permit a range
16		d to agriculture, to encourage the preservation of large blocks of farmland, and to
17		protect from development the tracts of land which remain after permitted residential
18	-	has occurred. Residential lots in the district are likely to be adjacent or close to
19	agricultural land. Residents of property within the RC District should be prepared to accept the	
20	impacts associated with normal farming practices (see the Howard County Right-To-Farm Act in	
21	§ 12.111 of th	ne Howard County Code).
22		\cdot
23	C. Accessory	·
24		g are permitted accessory uses in the RC District. More than one accessory use shall
25	be permitted on a lot, provided that the combination of accessory uses remains secondary,	
26	incidental and	d subordinate to the principal use.
27		
28	16.	SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE
29		REQUIREMENTS OF SECTION 128.M.
30		

1	17.	SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER ON PROPERTIES 5 ACRES
2		OR GREATER, SUBJECT TO THE REQUIREMENTS OF SECTION 128.N.
3		
4	G. Condition	al Uses
5		
6	The following	are conditional uses in the RC district, subject to the detailed requirements for
7	conditional us	ses given in Section 131. If there is a conflict between this Section and Section 131,
8	Section 131 sl	hall prevail.
9	37.	SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER ON PROPERTIES LESS
10		THAN 5 ACRES.
11		· · · · · · · · · · · · · · · · · · ·
12		
13		SECTION 105: RR (Rural Residential) District
14		
15	A. Purpose	
16	-	
17	The Rural Re	sidential District is established to allow low density residential development within
18		nment. The Rural Residential District is intended for an area of the County which is
19		y committed to low density residential subdivisions. Within the RR District,
20		permitted as well as residential development in both cluster and non-cluster forms.
21	Cluster devel	opment is permitted in order to protect environmental and landscape resources and
22	to preserve ag	gricultural land.
23		
24	C. Accessory	Uses
25	The following	g are permitted accessory uses in the RR District. More than one accessory use shall
26	be permitted	on a lot, provided that the combination of accessory uses remains secondary,
27	incidental and	subordinate to the principal use.
28		
29	16.	SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE
30		REQUIREMENTS OF SECTION 128.M.
31		

1	G. Condition	al Uses
2		
3	The following	g are conditional uses in the RR district, subject to the detailed requirements for
4	conditional us	ses given in Section 131. If there is a conflict between this Section and Section 131,
5	Section 131 s	hall prevail.
6		
7	37.	SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER.
8		
9		
10	SECTIO	N 107: R-ED (Residential: Environmental Development) District
11		
12	A. Purpose	
13		
14		strict is established to accommodate residential development at a density of two
15		s per net acre in areas with a high proportion of sensitive environmental and/or
16		rces. Protection of environmental and historic resources is to be achieved by
17		ne amount of site disturbance and directing development to the most appropriate
18		, away from sensitive resources. To accomplish this, the regulations allow site
19	-	bility and require that development proposals be evaluated in terms of their
20	effectiveness	in minimizing alteration of existing topography, vegetation and the landscape
21	setting for his	toric structures.
22		
23	C. Accessory	Uses
24	The following	g are permitted accessory uses in the R-ED District. More than one accessory use
25	shall be permitted on a lot, provided that the combination of accessory uses remains secondary,	
26	incidental and	I subordinate to the principal use.
27		
28	12.	SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON SINGLE-FAMILY
29		DETACHED DWELLINGS AND NON-RESIDENTIAL STRUCTURES ONLY, SUBJECT TO THE
30		REQUIREMENTS OF SECTION 128.M.

1	I. Conditional Uses
2	
3	The following are conditional uses in the R-ED district, subject to the detailed requirements for
4	conditional uses given in Section 131. If there is a conflict between this section and Section 131,
5	Section 131 shall prevail.
6	
7	SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON SINGLE-FAMILY
8	ATTACHED DWELLINGS ONLY.
9	40 / Towns ON PROPERTIES 5 ACRES
10	5 SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER ON PROPERTIES 5 ACRES
11	OR GREATER.
12	
13	SECTION 108: R-20 (Residential: Single) District
14	
15	A. Purpose
16	
17	The R-20 District is established to permit single family detached dwelling units at approximately
18	two units per acre. The District reflects the established single-family neighborhood
19	characteristics of many of the stable residential areas of the county.
20	
21	C. Accessory Uses
22	
23	The following are permitted accessory uses in the R-20 District. More than one accessory use
24	shall be permitted on a lot, provided that the combination of accessory uses remains secondary,
25	incidental and subordinate to the principal use.
26	
27	12. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE
28	REQUIREMENTS OF SECTION 128.M.
29	
30	
31	SECTION 109: R-12 (Residential: Single) District

ı		
2	A. Purpose	
3		
4		trict is established to provide single-family detached and semi-detached residential
5	uses. The dist	rict provides a choice of housing types typically on lots less than a half acre.
6		
7	C. Accessory	Uses
8		
9		g are permitted accessory uses in the R-12 District. More than one accessory use
10	shall be perm	itted on a lot, provided that the combination of accessory uses remains secondary,
11	incidental and	subordinate to the principal use.
12		
13	12.	Small Wind Energy System, Building Mounted, on single-family
14		DETACHED DWELLINGS AND NON-RESIDENTIAL STRUCTURES ONLY, SUBJECT TO THE
15		requirements of Section 128.M.
16		
17	H. Condition	aal Uses
18		
19		g are conditional uses in the R-12 District, subject to the detailed requirements for
20	conditional u	ses given in Section 131. If there is a conflict between this Section and Section 131,
21	Section 131 s	shall prevail.
22		
23	17.	SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON SINGLE-FAMILY SEMI-
24		DETACHED DWELLINGS ONLY.
25		
26		
27		SECTION 110: R-SC (Residential: Single Cluster) District
28		
29	A. Purpose	
30		

1	The R-SC District is established to provide the opportunity for clustering of single family		
2	detached and attached dwellings to promote sensitive use for the land as well as to provide		
3	compatibility with other residential districts.		
4			
5	C. Accessory Uses		
6			
7	The following are permitted accessory uses in the R-SC District. More than one accessory use		
8	shall be permitted on a lot, provided that the combination of accessory uses remains secondary,		
9	incidental and subordinate to the principal use.		
10			
11	10. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON SINGLE-FAMILY		
12	DETACHED DWELLINGS AND NON-RESIDENTIAL STRUCTURES ONLY, SUBJECT TO TH		
13	REQUIREMENTS OF SECTION 128.M.		
14			
15	F. Conditional Uses		
16			
17	The following are conditional uses in the R-SC District, subject to the detailed requirements for		
18	conditional uses given in Section 131. If there is a conflict between this Section and Section 133		
19	Section 131 shall prevail.		
20			
21	16. Small Wind Energy System, Building Mounted, on single-family		
22	ATTACHED DWELLINGS ONLY.		
23			
24	The second secon		
25	SECTION 111: R-SA-8 (Residential: Single Attached) District		
26			
27	A. Purpose		
28			
29	The R-SA-8 District is established to provide clustered attached dwelling units. It is the intent of		
30	this district that the attached dwellings be compatible with adjacent residential zones.		
31			

1	C. Accessory Uses	
2		
3	The following are permitted accessory uses in the R-SA-8 District. More than one accessory use	
. 4	shall be permitted on a lot, provided that the combination of accessory uses remains secondary,	
5	ncidental and subordinate to the principal use.	
6		
7	10. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON SINGLE-FAMILY	
8	DETACHED DWELLINGS AND NON-RESIDENTIAL STRUCTURES ONLY, SUBJECT TO THE	
9	REQUIREMENTS OF SECTION 128.M.	
10	G	
11	F. Conditional Uses	
12		
13	The following are conditional uses in the R-SA-8 District, subject to the detailed requirements	
14	for conditional uses given in Section 131. If there is a conflict between this Section and Section	
15	131, Section 131 shall prevail.	
16		
17	15. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON SINGLE FAMILY	
18	ATTACHED DWELLINGS AND APARTMENTS.	
19		
20		
21	SECTION 112: R-A-15 (Residential: Apartments) District	
22		
23	A. Purpose	
24		
25	The R-A-15 District is established to provide the opportunity for high density apartments and	
26	single-family attached dwelling units.	
27		
28	C. Accessory Uses	
29		

1	9.	Small Wind Energy System, Building Mounted, on single-family
2		DETACHED DWELLINGS AND NON-RESIDENTIAL STRUCTURES ONLY, SUBJECT TO THE
3		REQUIREMENTS OF SECTION 128.M.
4		
5	G. Condition	al Uses
6		
7	The following	g are conditional uses in the R-A-15 District, subject to the detailed requirements
8	for conditions	al uses given in Section 131. If there is a conflict between this Section and Section
9	131, Section	131 shall prevail.
10		·
11	13.	Small Wind Energy System, Building Mounted on single family
12		ATTACHED DWELLINGS AND APARTMENTS.
13		
14		
15		SECTION 113.3 I (Institutional) Overlay District
16		
17	A. Purpose	
18		
19	The Institution	onal District (I) is established to permit community-serving institutional and cultural
20	facilities. The	ese uses benefit the surrounding residential community and can provide a transition
21	between resid	dential neighborhoods and retail activity centers. In order to allow appropriate uses
22	prior to the a	pproval of institutional development, the Institutional District is an Overlay District.
23	Uses allowed	l in the underlying district may be established prior to approval of development
24	plans for inst	citutional district development.
25		
26	D. Accessor	y Uses
27		
28	4.	Small Wind Energy System, Building Mounted, subject to the
29		REQUIREMENTS OF SECTION 128.M.
30		
31	F. Condition	nal Uses

1			
2	The following are conditional uses in the I district, subject to the detailed requirements for		
3	conditional uses given in Section 131. If there is a conflict between this Section and Section 131.		
4	Section 131 shall prevail.		
5			
6	3. SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER.		
7			
8			
9	SECTION 115: POR (Planned Office Research) District		
10			
11	A. Purpose		
12			
13	The Planned Office Research District is established to permit and encourage diverse institutional		
14	commercial, office research and cultural facilities.		
15			
16	C. Accessory Uses		
17			
18	7. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE		
19	requirements of Section 128.M.		
20			
21	F. Conditional Uses		
22			
23	The following are conditional uses in the POR district, subject to the detailed requirements for		
24	conditional uses given in Section 131. If there is a conflict between this Section and Section 131		
25	Section 131 shall prevail.		
26			
27	4. Small Wind Energy System, Freestanding Tower.		
28			
29	,		
30	SECTION 116: PEC (Planned Employment Center) District		
31			

1	A. Pu	irpose	
2			
3			trict is established to provide for comprehensively planned employment centers
4			search and development, office, light manufacturing and assembly, limited
5			and other enumerated uses. It is intended that this district provide higher standards
6	of de	velopme	ent and a more flexible approach to design and development than could be achieved
7	unde	r conven	tional zoning districts.
8	It is f	urther th	ne purpose of this district to:
9			
10	1.	Provi	de for orderly development of large-scale, comprehensively planned employment
11		cente	rs;
12	•		
13	2.		de for open areas to act as buffers between incompatible uses and as design
14		eleme	ents which will achieve the physical and aesthetic integration of the uses and
15		activi	ties within each development; and
16			
17	3.	Provi	de a landscaped, campus-like setting for employment in which the various uses
18		relate	compatibly with one another according to a comprehensive plan of development
19		for ar	n entire district.
20			
21	C. A	ccessor	y Uses
22			
23		4.	SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE
24			REQUIREMENTS OF SECTION 128.M.
25			
26	F. C	ondition	nal Uses
27			
28	The	followir	ng are conditional uses in the PEC district, subject to the detailed requirements for
29	cond	litional ι	ises given in Section 131. If there is a conflict between this Section and Section 131
30	Sect	ion 131	shall prevail.
31			

1	3. SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER.	
2		
3		
4	SECTION 117.1: BR (Business: Rural) District	
5		
6	A. Purpose	
7		
8	The BR District is established to allow the development of businesses which will support the	
9	agricultural industry, serve the needs of the rural residential and farming communities, and	
0	provide opportunity for a combination of business and industrial uses not otherwise permitted i	n
l 1	the rural areas of the County.	
12		
13	Appropriate locations for the land uses allowed in the BR District depend on factors, which are	
14	best examined through review of a particular site. Therefore, the BR District is a floating zone,	
15	which requires the submission of a Preliminary Development Plan for a particular site. It is	
16	intended that the BR District be applied at a particular location only if found to be appropriate	
17	with respect to road access and compatibility with neighboring land uses.	
18		
19	E. Accessory Uses	
20		
21	4. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE	
22	REQUIREMENTS OF SECTION 128.M.	
23		
24		
25	SECTION 117.2: CC (Convenience Center) District	
26		
27	A. Purpose	
28		
29	The Convenience Center District is established to permit the development of small-scale retail	
30	stores and services which are conveniently located within residential areas and developed	
31	concurrently with residential development. The Convenience Center District is intended to	

1	permit small, low-impact uses which are designed as an integral part of a new residential
2	development. The CC District is also intended to provide opportunity for business uses to be
3	incorporated into a "Traditional Residential Neighborhood" using the elements of traditional
4	neighborhood design described in the Howard County General Plan.
5	
6	The Convenience Center District is intended to be a "floating zone." In order to enable the
7	Zoning Board to evaluate the accomplishment of the purposes set forth herein, a Preliminary
8	Development Plan is required for each Convenience Center District.
9	
10	D. Accessory Uses
11	
12	3. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE
13	REQUIREMENTS OF SECTION 128.M.
14	
15	
16	SECTION 117.4 CCT (Community Center Transition) District
17	
18	A. Purpose
19	
20	The CCT (Community Center Transition) District is established to permit community serving
21	office, institutional, service and cultural facilities, as well as age-restricted adult housing. Thes
22	uses serve the surrounding residential community and provide a transition between residential
23	neighborhoods and retail activity centers.
24	
25	C. Accessory Uses
26	
27	5. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE
28	REQUIREMENTS OF SECTION 128.M.
29	
30	F. Conditional Uses
31	

1	The following are conditional uses in the CCT district, subject to the detailed requirements for		
2	conditional uses given in Section 131. If there is a conflict between this Section and Section 13		
3	Section 131 shall prevail.		
4			
5	2.	Small Wind Energy System, Freestanding Tower.	
6			
7			
8		SECTION 118: B-1 (Business: Local) District	
9			
10	A. Purpose		
11			
12	The B-1 Dis	trict is established to provide areas of local business that can directly serve the	
13	general publ	ic.	
14			
15	C. Accessor	y Uses	
16			
17	6.	Small Wind Energy System, Building Mounted, subject to the	
18		requirements of Section 128.M.	
19			
20			
21		SECTION 119: B-2 (Business: General) District	
22			
23	A. Purpose		
24			
25	The B-2 Dis	trict is established to provide for commercial sales and services that directly serve	
26	the general p	oublic.	
27			
28	C. Accessor	y Uses	
29			
30	6.	SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE	
31		requirements of Section 128.M.	

1	
2	SECTION 120: SC (Shopping Center) District
3	
4	A. Purpose
5	
6	The SC District is established to permit local retail and office use areas. The Shopping Center
7	District permits the opportunity for one stop shopping for a neighborhood and community.
8	
9	C. Accessory Uses
10	
11	6. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE
12	REQUIREMENTS OF SECTION 128.M.
13	
14	F. Conditional Uses
15	and the second s
16	The following are conditional uses in the SC district, subject to the detailed requirements for
17	conditional uses given in Section 131. If there is a conflict between this Section and Section 131,
18	Section 131 shall prevail.
19	
20	4. SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER.
21	
22	
23	SECTION 122: M-1 (Manufacturing: Light) District
24	
25	A. Purpose
26	
27	The M-l District is established to permit a mix of manufacturing, warehousing and business uses
28	with provisions for limited retail sales.
29	
30	C. Accessory Uses

I		
2	5.	Small Wind Energy System, Building Mounted, subject to the
3		requirements of Section 128.M.
4		
5	E. Condition	nal Uses
6		
7	The followin	g are conditional uses in the M-1 district, subject to the detailed requirements for
8	conditional u	ises given in Section 131. If there is a conflict between this Section and Section 131,
9	Section 131	shall prevail.
10		
11	11.	Small Wind Energy System, Freestanding Tower.
12		
13		
14	3	SECTION 123: M-2 (Manufacturing: Heavy) District
15		
16	A. Purpose	
17	71. 1 urpsss	
18	The M-2 Dis	trict is established to permit a mix of manufacturing, warehousing, industrial and
19		s with provisions for limited retail sales.
20		•
21	C. Accessor	y Uses
22		
23	8.	Small Wind Energy System, Building Mounted, subject to the
24		requirements of Section 128.M.
25		
26	E. Conditional	Uses
27		
28		g are conditional uses in the M-2 District, subject to the detailed requirements for
29	conditional v	uses given in Section 131. If there is a conflict between this Section and Section 131,
30	Section 131	shall prevail.
31		

1	13. Small Wind Energy System, Freestanding Tower.
2	
3	
4	SECTION 126: PGCC (Planned Golf Course Community) District
5	
6	A. Purpose
7	
8	The Planned Golf Course Community District is established to permit mixed use development
9	combining recreation, residential, commercial and conference center uses while preserving 50
10	percent of the district as open space. It is the purpose of the PGCC District to integrate
11	recreational uses, including at least two eighteen-hole golf courses, with residential development
12	and to provide a variety of housing choices.
13	
14	C. Accessory Uses
15	
16	1. The following are permitted as accessory uses to residential uses in the PGCC District.
17	More than one accessory use shall be permitted on a lot, provided that the combination of
18	accessory uses remains secondary, incidental and subordinate to the principal use.
19	
20	J. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE
21	REQUIREMENTS OF SECTION 128.M.
22	·
23	I. Conditional Uses
24	The following are conditional uses in the PGCC District, subject to the detailed requirements for
25	conditional uses given in Section 131. If there is a conflict between this Section and Section 131,
26	
27	Section 131 shall prevail.
28	C Why is Express Express Approximate Toward
29	3. SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER.
30	
31	

1	SECTION 127.1: PSC (Planned Senior Community) District
2	
3	A. Purpose
4	
5	The Planned Senior Community District is established to permit the development of housing
6	designed for older adults and elderly persons. This floating and overlay district provides
7	opportunity for housing that meets the diverse needs of Howard County's growing senior
8	population. Each Planned Senior Community District will provide independent living units for
9	seniors within either single-family or multifamily dwellings, and may also include assisted living
10	or nursing care facilities. The communities developed within the PSC District will be
11	characterized by careful site planning that allows them to be compatible with eastern Howard
12	County's residential neighborhoods.
13	
14	E. Accessory Uses
15	
16	3. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE
17	REQUIREMENTS OF SECTION 128.M.
18	
19	
20	SECTION 127.2: CE (Corridor Employment) District
21	A. Purpose
22	
23	This district is intended to encourage the development and redevelopment of unused or
24	underutilized land near U.S. Route 1. Development in the CE district should provide for new
25	office, flex, and light industrial uses, while reducing the spread of strip commercial development
26	and encouraging consolidation of fragmented parcels. the requirements of this district, in
27	conjunction with the Route 1 Manual, will result in development that improves the appearance of
28	the Route 1 streetscape, enhances traffic safety and better accommodates public transit and
29	pedestrian travel.

Many parcels in the CE district were developed before this district was created. It is not the 1 intent of these requirements to disallow the continued use of sites developed prior to the CE 2 district. The intent of this district will be achieved by bringing sites into compliance with these 3 requirements and the standards of the Route 1 Manual as uses are redeveloped or expanded. 4 5 D. Accessory Uses 6 7 SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE 4. 8 REQUIREMENTS OF SECTION 128.M. 9 10 H. Conditional Uses 11 12 The following are conditional uses in the CE District, subject to the detailed requirements for 13 conditional uses given in Section 131. If there is a conflict between this Section and Section 131, 14 15 Section 131 shall prevail. 16 SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER. 2. 17 18 19 SECTION 127.4: TOD (Transit Oriented Development) District 20 21 22 A. Purpose 23 This district provides for the development and redevelopment of key parcels of land within 3,500 24 feet of a MARC Station. The TOD district is intended to encourage the development of 25 multistory office centers that are located and designed for safe and convenient pedestrian access 26 by commuters using the MARC TRAINS and other public transit links. For larger sites of at least 27 3 acres, well-designed multi-use centers combining office and high-density residential 28 development are encouraged. The requirements of this district, in conjunction with the Route 1 29 Manual, will result in development that makes use of the commuting potential of the MARC 30 system, creates attractive employment or multi-use centers, and provides for safe and convenient 31 pedestrian travel. 32

T			
2	Many parcels in the TOD district were developed before this district was created. it is not the		
3	intent of these requirements to disallow the continued use of sites developed prior to the TOD		
4	district. The intent of this district will be achieved by bringing sites into compliance with these		
5	requirements and the standards of the Route 1 Manual as uses are redeveloped or expanded.		
6			
7	D. Accessory Uses		
8			
9	5. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE		
0	REQUIREMENTS OF SECTION 128.M.		
1			
2	H. Conditional Uses		
13			
l 4	The following are conditional uses in the TOD District, subject to the detailed requirements for		
15	conditional uses given in Section 131. If there is a conflict between this Section and Section 131,		
16	Section 131 shall prevail.		
17			
18	2. SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER.		
19			
20			
21	SECTION 127.5 CAC (Corridor Activity Center) District		
22			
23	A. Purpose		
24			
25	This district is intended to provide for the development of pedestrian-oriented, urban activity		
26	centers with a mix of retail, service, office and residential uses. These centers should be located		
27	near to Route 1 and close to residential communities that will benefit from a pedestrian-oriented		
28	local business area. The requirements of this district, in conjunction with the Route 1 Manual and		
29	the public improvements recommended by the Route 1 Corridor Revitalization Study, will result		
30	in development that will strengthen nearby communities, provide for safe and convenient		
21	nedestrian travel and improve the streetscape of Route 1 and intersecting roads.		

1		
2	Many parcel	s in the CAC district were developed before this district was created. It is not the
3	intent of the	se requirements to disallow the continued use of sites developed prior to the CAC
4	district. The	intent of this district will be achieved by bringing the sites into compliance with
5	these require	ements and the standards of the Route 1 Manual as uses are expanded or
6	redeveloped	•
7		
8	C. Accessor	y Uses
9		
10	6.	Small Wind Energy System, Building Mounted, subject to the
11		REQUIREMENTS OF SECTION 128.M.
12		
13	I. Condition	nal Uses
14		
15		ng are conditional uses in the CAC District, subject to the detailed requirements for
16	conditional	uses given in Section 131. If there is a conflict between this Section and Section 131
17	Section 131	shall prevail.
18		Towns Towns Towns
19	3.	SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER.
20		
21	cur cur	ON 127.6: TNC (TRADITIONAL NEIGHBORHOOD CENTER)
22	SECT	
23		OVERLAY DISTRICT
24		
25	A. PURPO	SE
26		
27		is intended to provide for the development of pedestrian-oriented, urban activity
28		a mix of retail, service, office and residential uses. These centers should be located
29		40 and close to residential communities that will benefit from a pedestrian-oriented
30		ess area. The requirements of this district, in conjunction with the Route 40 Manual
31	and the pub	lic improvements recommended by the Route 40 Enhancement Study, will result in

1	development that will strengthen nearby communities, provide for safe and convenient
2	pedestrian travel, and improve the streetscape of Route 40 and intersecting roads.
3	
4	Sites within the TNC Overlay may continue to be used, developed and redeveloped in
5	accordance with the underlying zoning. The intent of this district is to provide an alternative
6	method of development for property owners who choose to comply with the Route 40 Manual
7	and the requirements of this district. Development complying with the TNC district requirements
8	will be permitted to include residential development and will have greater flexibility in some
9	bulk requirements.
10	
11	D. Accessory Uses
12	
13	5. SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, SUBJECT TO THE
14	REQUIREMENTS OF SECTION 128.M.
15	
16	H. Conditional Uses
17	
18	The following are conditional uses in the TNC District, subject to the detailed requirements for
19	conditional uses given in Section 131. If there is a conflict between this Section and Section 131.
20	Section 131 shall prevail.
21	
22	3. SMALL WIND ENERGY SYSTEM, FREESTANDING TOWER.
23	
24	
25	SECTION 128: Supplementary Zoning District Regulations
26	
27	A. Supplementary Bulk Regulations
28	
29	3. Exceptions to Height Requirements
30	

1		d. The following are exempt from height limitations in all residential districts
2		except the RVH District, including residential areas of the NT, MXD and
3		PGCC Districts: spires, steeples, belfries, chimneys, stacks, flag poles,
4		monuments, observation towers, [[windmills,]] barns, silos, water storage
5		structures, antennas, communication towers, and lines, poles and other
6		supporting structures for electric, telephone or cable television transmission or
7		distribution. Observation towers, silos and ground-mounted antennas (not
8		including satellite dish antennas) shall be set back from lot lines a distance
9		equal to their height as measured from ground level. (See Section 128.E for
10		additional requirements for antennas and communication towers.)
11		
12		
13	M.	SMALL WIND ENERGY SYSTEMS, BUILDING MOUNTED

- The following requirements apply to Small Wind Energy Systems, Building Mounted
- LOCATED IN THE FOLLOWING DISTRICTS AS AN ACCESSORY USE: RC, RR, R-ED, R-20, R-12, R-
- SC, R-SA-8, R-A-15, I, POR, PEC, BR, CC, CCT, B-1, B-2, SC, M-1, M-2, PGCC, CE, TOD,
- CAC, MXD, PSC, TNC, AND NT PROVIDED:

1. THE SYSTEMS SHALL BE PRIMARILY INTENDED TO REDUCE THE ON-SITE CONSUMPTION OF UTILITY POWER.

- 2. THE SYSTEMS ARE PERMITTED ONLY ON THE PRINCIPAL STRUCTURE IN RESIDENTIAL ZONING DISTRICTS.
- 3. THE SYSTEMS SHALL BE LOCATED ON THE ROOF OR SIDES OF A STRUCTURE THAT ARE AT LEAST 25 FEET IN HEIGHT.
- 4. THE SYSTEMS SHALL COMPLY WITH THE PRINCIPAL BUILDING SETBACKS.

1	5.	The height of the System shall not extend more than 15 feet above the ridge of
2		THE HIGHEST ROOF SECTION.
3		
4	6.	Only one System per lot is permitted as an accessory use on properties less
5		THAN 3 ACRES IN AREA.
6		
7	7.	Only one System is permitted per building side as an accessory use on
8		PROPERTIES 3 ACRES OR GREATER IN AREA.
9		
10	8.	The systems shall not exceed $60~\mathrm{dBA}$, as measured at all lot lines. The level,
11		HOWEVER, MAY BE EXCEEDED DURING SHORT-TERM EVENTS SUCH AS UTILITY OUTAGES
12		AND/OR SEVERE WIND STORMS.
13		
14	9.	ALL Systems shall be gray or a similar color that minimizes visibility.
15		
16	10	. No exterior lighting is permitted.
17		
18	11	. The Systems shall comply with all applicable local, state, and federal laws
19		AND PROVISIONS.
20		
21	12	. Meteorological Towers, <u>solely for the measurement of wind,</u> temporary or
22		OTHER WISE, ARE NOT PERMITTED.
23		
24	13	. A System that is no longer used shall be removed from the site within one year
25		OF THE DATE THAT THE USE CEASES.
26		
27	14	. No variances or administrative adjustments shall be granted to any of the
28		PROVISIONS.
29		
30	15	. In the NT District, Systems are not permitted on single family attached or
31		MULTI-FAMILY DWELLINGS UNLESS ALLOWED BY THE FDP.

I		
2	N.	SMALL WIND ENERGY SYSTEMS, FREESTANDING TOWER
3		ı
4	THE FO	LLOWING REQUIREMENTS APPLY TO SMALL WIND ENERGY SYSTEMS, FREESTANDING
5	Tower	, LOCATED IN THE RC DISTRICT AS AN ACCESSORY USE PROVIDED:
6		
7	1.	THE SYSTEMS SHALL BE PRIMARILY INTENDED TO REDUCE THE ON-SITE CONSUMPTION OF
8		UTILITY POWER.
9		
.0	. 2.	THE MAXIMUM HEIGHT FOR THE TOWER MOUNTED SYSTEMS, INCLUDING BLADES, SHALL
.1		not exceed 60 feet from grade. However, on farms greater than 25 acres the
.2		MAXIMUM HEIGHT FOR TOWER MOUNTED SYSTEMS, INCLUDING BLADES, SHALL NOT
13		EXCEED 180 120 FEET FROM GRADE.
14		
15	3.	THE MINIMUM LOT SIZE SHALL BE AT LEAST 5 ACRES.
16		
17	4.	THE SYSTEM SHALL NOT BE LOCATED WITHIN THE FRONT YARD BETWEEN THE PRINCIPAL
18		STRUCTURE AND THE FRONT PROPERTY LINE.
19		
20	5.	The minimum setback for a System shall equal its total height, Plus 10
21		PERCENT FROM ANY PROPERTY LINE.
22		
23	6.	The systems shall not exceed $60\mathrm{dBA}$, as measured at all lot lines. The level,
24		HOWEVER, MAY BE EXCEEDED DURING SHORT-TERM EVENTS SUCH AS UTILITY OUTAGES
25		AND/OR SEVERE WIND STORMS.
26	•	
27	7.	TEMPORARY METEOROLOGICAL TOWERS, SOLELY FOR THE MEASUREMENT OF WIND, ARE
28		PERMITTED FOR A PERIOD NOT TO EXCEED 90 DAYS, PROVIDED THEY MEET THE HEIGHT AND
29		SETBACK REQUIREMENTS OF THIS SECTION AND ACHIEVE A TEMPORARY USE PERMIT IN
30		ACCORDANCE WITH SECTION 132. NO EXTENSIONS OF THE TEMPORARY USE PERMIT SHALL
31		BE GRANTED.

1	
2	8. The blade of any wind turbine shall, at its lowest Point, have a ground
3	CLEARANCE OF NO LESS THAN 15 FEET, AS MEASURED AT THE LOWEST POINT OF THE ARC O
4	THE BLADES.
5	
6	9. NO OTHER EQUIPMENT UNRELATED TO THE OPERATION OF THE SYSTEM SHALL BE
7	ATTACHED TO THE STRUCTURE.
8	
9	10. No exterior lighting is permitted, unless required by the Federal Aviation
10	ADMINISTRATION.
11	
12	11. THE SYSTEM SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS
13	AND PROVISIONS.
14	
15	12. A System that is no longer used shall be removed from the site within one year
16	OF THE DATE THAT THE USE CEASES.
17	·
18	13. NO VARIANCES OR ADMINISTRATIVE ADJUSTMENTS SHALL BE GRANTED TO ANY OF THE
19	PROVISIONS.
20	
21	
22	SECTION 131: Conditional Uses
23	
24	A. Statement of Legislative Intent
25	
26	Conditional uses are authorized in specified zoning districts based on the presumption that they
27	are generally appropriate and compatible in the specified districts. However, particular uses in
28	particular locations may have characteristics or impacts that are not typical. Conditional uses are
29	not permitted automatically, but are subject to the regulations of this section and the conditions
30	imposed by the Board of Appeals upon approval of the proposed development.

N. Conditional Uses and Permissible Zoning Districts The Hearing Authority may grant conditional uses in the specified districts in accordance with the following minimum criteria. 48. SMALL WIND ENERGY SYSTEMS, BUILDING MOUNTED A CONDITIONAL USE MAY BE GRANTED IN THE R-ED, R-12, R-SC, R-SA-8, AND R-A-15 ZONING DISTRICTS FOR BUILDING MOUNTED SMALL WIND ENERGY SYSTEMS AS DEFINED IN THESE REGULATIONS, PROVIDED: 1. THE SYSTEMS SHALL BE PRIMARILY INTENDED TO REDUCE THE ON-SITE CONSUMPTION OF UTILITY POWER. 2. THE SYSTEMS ARE PERMITTED ONLY ON THE PRINCIPAL STRUCTURE. 3. THE SYSTEMS SHALL BE LOCATED ON THE ROOF OR SIDES OF A STRUCTURE THAT ARE AT LEAST 25 FEET IN HEIGHT. 4. THE SYSTEMS SHALL COMPLY WITH THE PRINCIPAL BUILDING SETBACKS. 5. The height of the System shall not extend more than 15 feet above the ridge of THE HIGHEST ROOF SECTION. 6. In the R-ED and R-SC districts Systems are only permitted on single-family ATTACHED DWELLINGS. 7. In the R-12 districts Systems are only permitted on semi-detached dwellings.

8. Only one System per lot is permitted on properties less than 3 acres in area.

1	9. Only one System is permitted per building side on properties 3 acres or greater
2	IN AREA.
3	
4	10 . The systems shall not exceed $60\mathrm{dBA}$, as measured at all lot lines. The level,
5	HOWEVER, MAY BE EXCEEDED DURING SHORT-TERM EVENTS SUCH AS UTILITY OUTAGES
6	AND/OR SEVERE WIND STORMS.
7	
8	11. ALL SYSTEMS SHALL BE GRAY OR A SIMILAR COLOR THAT MINIMIZES VISIBILITY.
9	
10	12. No exterior lighting is permitted.
11	
12	13. The Systems shall comply with all applicable local, state, and federal laws
13	AND PROVISIONS.
14	
15	14. METEOROLOGICAL TOWERS, SOLELY FOR THE MEASUREMENT OF WIND, TEMPORARY OR
16	OTHERWISE, ARE NOT PERMITTED.
17	
18	15. A System that is no longer used shall be removed from the site within one year
19	OF THE DATE THAT THE USE CEASES.
20	
21	49. Small Wind Energy Systems, Freestanding Tower
22	
23	A CONDITIONAL USE MAY BE GRANTED IN THE RC, RR, R-ED, I, POR, PEC, CCT, SC, M-1, M-2,
24	PGCC, CE, TOD, TNC, AND CAC ZONING DISTRICTS FOR SMALL WIND ENERGY SYSTEMS, FREE
25	STANDING TOWER AS DEFINED IN THESE REGULATIONS, PROVIDED:
26	
27	1. THE SYSTEMS SHALL BE PRIMARILY INTENDED TO REDUCE THE ON-SITE CONSUMPTION OF
28	UTILITY POWER.
29	
30	2. Maximum height for tower mounted systems, including blades, shall not
31	exceed 60 feet from grade. However, on farms greater than 25 acres the

1		MAXIMUM HEIGHT FOR TOWER MOUNTED SYSTEMS, INCLUDING BLADES, SHALL NOT
2		EXCEED $180 \underline{120}$ FEET FROM GRADE.
3		
4	3.	THE MINIMUM LOT SIZE SHALL BE AT LEAST 2 ACRES, EXCEPT IN THE R-ED DISTRICT
5		WHERE THE MINIMUM LOT SIZE SHALL BE 5 ACRES.
6		
7	4.	THE SYSTEM SHALL NOT BE LOCATED WITHIN THE FRONT YARD BETWEEN THE PRINCIPAL
8		STRUCTURE AND THE FRONT PROPERTY LINE.
9		
0	5.	The minimum setback for a System shall equal its total height, Plus 10
1		PERCENT FROM ANY PROPERTY LINE.
2		•
3	6.	The systems shall not exceed $60\mathrm{dBA}$, as measured at all lot lines. The level,
4		HOWEVER, MAY BE EXCEEDED DURING SHORT-TERM EVENTS SUCH AS UTILITY OUTAGES
5		AND/OR SEVERE WIND STORMS.
.6		
.7	7.	TEMPORARY METEOROLOGICAL TOWERS, SOLELY FOR THE MEASUREMENT OF WIND, ARE
.8		PERMITTED FOR A PERIOD NOT TO EXCEED 90 DAYS, PROVIDED THEY MEET THE HEIGHT AND
19		SETBACK REQUIREMENTS OF THIS SECTION AND ACHIEVE A TEMPORARY USE PERMIT IN
30		ACCORDANCE WITH SECTION 132. NO EXTENSIONS OF THE TEMPORARY USE PERMIT SHALL
21		BE GRANTED.
22		
23	8.	The blade of any wind turbine shall, at its lowest Point, have a ground
24		CLEARANCE OF NO LESS THAN 15 FEET, AS MEASURED AT THE LOWEST POINT OF THE ARC OF
25		THE BLADES.
26		
27	9.	NO OTHER EQUIPMENT UNRELATED TO THE OPERATION OF THE SYSTEM SHALL BE
28		ATTACHED TO THE STRUCTURE.
29		
30	10.	No exterior lighting is permitted, unless required by the Federal Aviation
31		ADMINISTRATION.

1	
2	11. The System shall comply with all applicable local, state, and federal laws
3	AND PROVISIONS.
4	
5	12. A System that is no longer used shall be removed from the site within one year
6	OF THE DATE THAT USE CEASES.
7	
8	Section 2. Be it further enacted by the County Council of Howard County, Maryland, that the
9	remainder of sections amended above be renumbered accordingly.
10	
11	Section 3. And Be It Further Enacted by the County Council of Howard County, Maryland that
12	the Director of the Department of Planning and Zoning is authorized to publish this Act, to
13	correct obvious errors in section references, numbers and references to existing law,
14	capitalization, spelling, grammar, headings and similar matters and to publish a table of
15	contents.
16	
17	Section 34. And be it further enacted by the County Council of Howard County, Maryland, that
18	the provisions of this act shall become effective 61 days after enactment.
19	
20	

BY THE COUNCIL

august 5, 2010.
Stephen M. LeGendre, Administrator to the County Council
BY THE COUNCIL
This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on, 2010.
Stephen M. LeGendre, Administrator to the County Council
BY THE COUNCIL
This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on, 2010.
Stephen M. LeGendre, Administrator to the County Council
Stephen M. LeGendre, Administrator to the County Council
BY THE COUNCIL
This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on, 2010.
Stephen M. LeGendre, Administrator to the County Council
BY THE COUNCIL
This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on, 2010.
Stephen M. LeGendre, Administrator to the County Council
BY THE COUNCIL
This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on, 2010.
Stephen M. LeGendre, Administrator to the County Council