

ORDINANCE No. 2021- 07

AN ORDINANCE ADOPTING AMENDMENTS TO THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY, MARYLAND

WHEREAS, The Board of Commissioners of Carroll County, Maryland (“the Board”), has enacted and codified the "Code of Public Local Laws and Ordinances of Carroll County, Maryland";

WHEREAS, the Board is charged under State law with the duty and responsibility for establishing comprehensive policies and programs to promote the health, safety, and general welfare of the inhabitants of the County and accordingly deems the subject amendment necessary to accomplish these duties and responsibilities; and

WHEREAS, the Carroll County Planning and Zoning Commission reviewed the amendments at its meeting on March 31, 2021, and recommended that the Board to adopt the amendments.

NOW, THEREFORE, BE IT ENACTED by the Board of County Commissioners of Carroll County, Maryland:

ARTICLE I. AMENDMENTS.

Section 1. The Code of Public Local Laws and Ordinances of Carroll County, Title XV, Land Use, Chapter 150, Agriculture, Forestry, and Natural Resource Conservation, § 150.56, Definitions, the definition of “Agricultural Operation” is deleted in its entirety and replaced as follows:

§ 150.56 DEFINITIONS.

...

AGRICULTURAL OPERATION. Includes but is not limited to all matters set forth in the definition of “operation” in Md. Code, Courts and Judicial Proceedings Article, § 5-403(a), as amended from time to time; the production of all matters encompassed within the definition of “farm product” in the Md. Code, Agriculture Article, § 10-601(c), as amended from time to time; the cultivation and tillage of the soil; composting; production, harvesting, and processing of agricultural crops; raising poultry; production of eggs; production of milk and dairy products; production of livestock, including pasturage; production of bees and their products; production of fish; production of fruit, vegetables, and other horticultural crops; production of aquatic plants; aquaculture; production of timber, and any commercial agricultural procedure performed as incident to or in conjunction with such operations, including preparation for market, delivery to storage or to market or to carriers for transportation to market; and usage of land in furtherance of educational and social goals, such as 4-H, Future Farmers of America, etc.

...

Section 2. The Code of Public Local Laws and Ordinances of Carroll County, Title XV, Land Use, Chapter 158, Zoning Regulations, § 158.002, Definitions, the definition of “Sustainable Community” is added as follows:

§ 158.002 DEFINITIONS.

...
SUSTAINABLE COMMUNITY. An area that has received a Sustainable Communities designation from the State of Maryland pursuant to the 2010 Sustainable Communities Act.
 ...

Section 3. The Code of Public Local Laws and Ordinances of Carroll County, Title XV, Land Use, Chapter 158, Zoning Regulations, § 158.082, Commercial, Industrial, and Employment Campus Districts: Regulation of Principal Uses, § 158.082(A), Table of Principal Land Uses, “Self-Service storage facility in a Sustainable Community” is added to the table under the category “Industrial”, sub-category “Warehouse/Storage/Distribution”, after “Self-service storage facility” and before “Storage of pelletized or granular dried sewage sludge” as follows:
 ...

§ 158.082 COMMERCIAL, INDUSTRIAL, AND EMPLOYMENT CAMPUS DISTRICTS: REGULATION OF PRINCIPAL USES.

...
 (A) **Table of Principal Land Uses.** In the table below, the following applies:
 ...

<i>LAND USE CATEGORY DESCRIPTION</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>	<i>EC</i>	<i>ADDITIONAL REGULATIONS</i>
<i>Warehouse/Storage/Distribution</i>							
...							
Self-service storage facility in a Sustainable Community	X	P	P	C	X	X	158.002, 158.083, 158.158
...							

Section 4. The Code of Public Local Laws and Ordinances of Carroll County, Title XV, Land Use, Chapter 158, Zoning Regulations, § 158.083, Commercial and Industrial Districts: Regulation of Accessory Uses, § 158.083(B)(1)(j) is added as follows:

§ 158.083 COMMERCIAL AND INDUSTRIAL DISTRICTS: REGULATION OF ACCESSORY USES.

...

... denotes existing text before or after where it appears

(B) **Accessory uses in the Industrial Districts.** Accessory uses in the industrial districts shall be as follows:

...

(1) Uses and structures customarily accessory and incidental to any principal permitted use or authorized conditional use, including but not limited to:

...

(j) Outdoor storage of vehicles when accessory to a self-service storage facility.

...

Section 5. The Code of Public Local Laws and Ordinances of Carroll County, Title XV, Land Use, Chapter 158, Zoning Regulations, § 158.158, Specific Uses, § 158.158, Self-Service Storage Facility, the introductory paragraph only is repealed in its entirety and replaced as follows:

§ 158.158 SELF-SERVICE STORAGE FACILITY.

Self-service storage facilities may be permitted in the C-2 and C-3 districts, and authorized by conditional use in the I-1 District if located within a Sustainable Community, subject to the following requirements:

...

ARTICLE II. SEVERABILITY.

Should any provision, section, sentence, clause, or part of this ordinance be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause, or part of this ordinance, it being the intent of the County Commissioners that such remainder shall be and shall remain in full force and effect.

ARTICLE III. EFFECTIVE DATE.

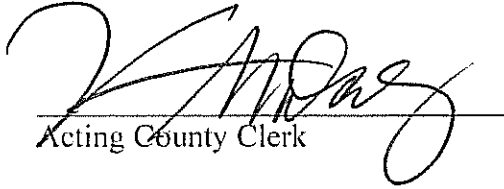
This Ordinance shall become effective on June 23, 2021.

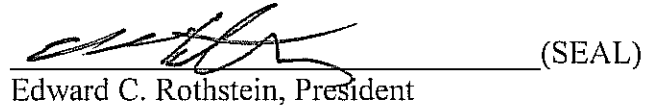
ADOPTED this 3rd day of July, 2021.

(signatures on the following page)

THE COUNTY COMMISSIONERS OF
CARROLL COUNTY, MARYLAND,
a body corporate and politic
of the State of Maryland

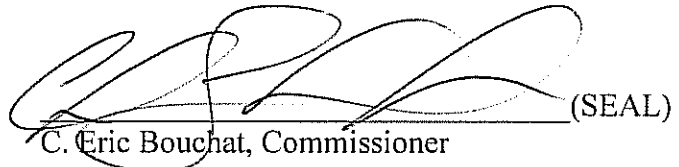
ATTEST:


Acting County Clerk


Edward C. Rothstein, President (SEAL)

Absent (SEAL)
C. Richard Weaver, Vice-President

Absent (SEAL)
Stephen A. Wantz, Commissioner


C. Eric Bouchat, Commissioner (SEAL)


Dennis E. Frazier, Commissioner (SEAL)

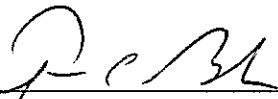
Approved for legal sufficiency:


Timothy C. Burke, County Attorney

Chapter 158, Zoning – Self-Service Storage in the Finksburg Sustainable Community
... denotes existing text before or after where it appears

Notice of Public Hearing published: May 6, 2021 and May 13, 2021
Public Hearing held: May 20, 2021
Public Meeting to adopt Ordinance: June 3, 2021
Notice of Adoption of Ordinance published: June 22, 2021
Ordinance filed with Clerk of Court: June 23, 2021

I hereby certify that the actions described above took place on the dates referred to above and that this Ordinance is effective as of the 23rd day of June, 2021.



Timothy C. Burke, County Attorney

12230-0292/ATTORNEY/ORDINANCES(HEARINGS)/CH158(ZONING)/I-1DISTRICTSELF-SERVICESTORAGE(FINKSBURG)/Ordinance.doc/05/24/21

RETURN RECORDED ORIGINAL ORDINANCE TO:
County Attorney
225 North Center Street, Suite 300
Westminster, Maryland 21157