

ORDINANCE No. 2025-05

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

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

ARTICLE I. AMENDMENTS.

§ 158.081 EC EMPLOYMENT CAMPUS DISTRICT.

(A) **Purpose and intent.** The purpose of the EC District is to provide for and foster comprehensively planned employment centers in campus-like settings to attract employers of highly skilled workers and primarily higher paying jobs, including but not limited to research and development, institutional, office, flex space, and other light and limited industrial uses, while also providing a more flexible approach to design and development. In this district, the integration of trails, sidewalks, communal plazas, and share amenities is encouraged. An EC development may be comprised of multiple contiguous lots, the extent of which shall be depicted on individual site plans. The following objectives are sought in providing for the EC District:

(B) **Outdoor storage.** No outdoor storage of equipment, material or products will be permitted.

(C) **Signage.** A signage plan shall be submitted at the time of development site plan review to assure that the appearance, size, height, type of material, and other aspects of signs are consistent with the purposes and intent of the district. The regulations set forth in § 158.112, 158.113, and 158.114 shall also apply in the Employment Campus District.

(D) **Architecture.** Building architectural renderings or plans shall be submitted at the time of site development plan review to assure that the appearance, size, type of building material, and other aspects of the buildings are harmonious and consistent with the purposes and intent of the district.

(E) **Principal uses.** The regulation of principal uses is set forth in § 158.082.

(F) **Mix of uses.** The following limitations shall apply to the entirety of the contiguous lots in the Employment Campus District, referred to below as the employment campus development:

(1) General retail, general service, eating and drinking uses, including principal and accessory uses, shall not comprise more than 25% of the total area of the structures located in the employment campus development.

(2) Where permitted in § 158.082, the total developed area for residential uses shall not collectively comprise more than 15% of the total area of the employment campus development. Such residential uses shall be architecturally compatible with and supportive of the employment uses. All residential uses shall be subject to Chapter 156, Adequate Public Facilities and Concurrency Management.

(G) **Accessory uses.** Accessory uses shall be as follows:

(1) Uses customarily accessory and incidental to any principal permitted use or authorized conditional use.

(2) Solar energy conversion facility, either roof-mounted or mounted on the canopy of a parking area, subject to the requirements of § 158.153(B).

(3) General retail, general service, eating and drinking establishments, and indoor recreation uses, provided that an individual use does not exceed 3,000 square feet, except health clubs and day care centers, which may not exceed 6,000 square feet.

(H) **Bulk requirements.** With the exception of building height, the bulk requirements shall be established at the time of site plan approval. The maximum allowable height in this district shall be 60 feet. The following requirements shall apply to properties in the Employment Campus District that adjoin a property in a Residential District, subject to the provisions of § 158.130. For the purposes of this section, adjoin or adjoining means two or more parcels that share a common property line or point of intersection of two property lines.

(1) Front yard: minimum 10 feet

(2) Side yard: minimum 15 feet

(3) Rear yard: minimum 15 feet

(4) Height: maximum 35 feet

(I) **Site plan review.** Site plan review, if required, shall be as required provided as per Chapter 155. The developer shall submit a written and/or graphic explanation as to how the development meets the purpose and intent of the Employment Campus District as articulated in Section 158.081 (A).

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

Land Use Category Description	C-1	C-2	C-3	I-1	I-2	EC	Additional Regulations
Light Manufacturing	X	C	P	P	P	P	158.002

ARTICLE II. SEVERABILITY.

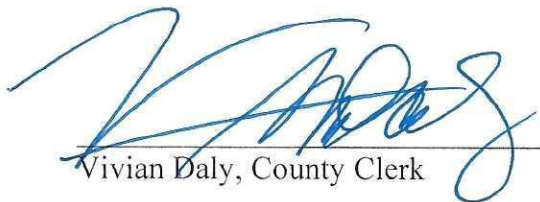
Should any provision, section, sentence, clause, or part of this ordinance be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause, or part of this ordinance, it being the intent of the County Commissioners that such remainder shall be and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

ARTICLE III. EFFECTIVE DATE.

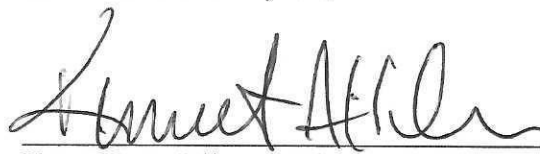
This Ordinance shall become effective on September 4, 2025.


ADOPTED this 4th day of September, 2025.

ATTEST:


Vivian Daly, County Clerk

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

 (SEAL)
Kenneth A. Kiler, President

 (SEAL)
Joseph A. Vigliotti, Vice-President




Thomas S. Gordan III, Commissioner (SEAL)



Michael R. Guerin, Commissioner (SEAL)

Approved for legal sufficiency:



Timothy C. Burke
County Attorney

Notice of Public Hearing published: August 21 and August 28, 2025

Public Hearing held: September 4, 2025

Public Meeting to adopt Ordinance: September 4, 2025

Notice of Adoption of Ordinance published: September 18, 2025

Ordinance filed with Clerk of Court: September 12, 2025

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 4th day of September, 2025.

Timothy C. Burke, County Attorney