

ORDINANCE NO. ORD-2022-~~24~~

**AN ORDINANCE TO AMEND CERTAIN PROVISIONS OF THE  
ZONING ORDINANCE FOR WASHINGTON COUNTY, MARYLAND  
(RZ-22-004)**

**RECITALS**

The Board of County Commissioners of Washington County, Maryland (the "Board"), adopted the Zoning Ordinance for Washington County, Maryland (the "Ordinance"), on January 23, 1973. The Ordinance became effective on April 2, 1973.

The Board filed an application requesting that amendments be made to the text of the Ordinance. The amendments proposed would amend certain Articles of the Ordinance to remove truck stops as a special exception use in the Highway Interchange (HI) district and to require warehouses with gross building areas greater than or equal to 1,000,000 sq. ft. to be special exception uses in all districts where warehouses are currently permitted.

The Board held a public hearing for the purpose of taking testimony on the proposed amendments on November 29, 2022, pursuant to notice duly given.

The Board has considered the recommendations of Planning Department staff and the testimony and materials received at the public hearing. The Board conducted this review in a public session.

The Board believes it to be in the best interests of the citizens of Washington County for the amendments to be enacted.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that certain provisions of the Ordinance, as amended, be further amended and restated as follows:

## Proposed Text Amendments for RZ-22-004

### ARTICLE 3. DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES; LAND USE REGULATIONS (RURAL AREA USES)

#### Section 3.3 Land Use Regulations

LAND USES	A(R)	EC	P	RV	RB	IM	Intensity of Use
<b>Q. Transportation and Warehousing</b>							
Airports, private or landing fields, and heliports, subject to the Provisions of Article 21.	SE	SE	SE	N	N	N	N/A
Commercial parking lot or garage	N	N	N	N	P	N	LOW
Contractor's equipment and Storage yards	SE	SE	SE	SE	P	N	MODERATE
Explosives Storage	SE	SE	SE	N	N	N	N/A
Mini-warehouses excluding outside storage or outside uses	N	N	N	N	P	N	LOW
Mixed use buildings including warehouses, wholesale and retail sale <b>where the gross building area is less than 1,000,000 sq. ft.</b>	N	N	N	N	P	N	MODERATE
Mixed use buildings including warehouses, wholesale and retail sale <b>where the gross building area is greater than or equal to 1,000,000 sq. ft.</b>	N	N	N	N	SE	N	N/A
Warehouses, <b>Gross building area less than 1,000,000 sq. ft.</b>	N	N	N	N	P	N	MODERATE
Warehouses, <b>Gross building area greater than or equal to 1,000,000 sq. ft.</b>	N	N	N	N	SE	N	N/A

### ARTICLE 12 "BG" BUSINESS, GENERAL DISTRICT

#### Section 12.1 Principal Permitted Uses

(a) Retail trades, businesses and services, including but not limited to the following and any use permitted in the BL District, subject to the use regulations specified in that district.

Wholesale business, warehousing **with gross building area less than 1,000,000 sq. ft** or service establishments, except as first allowed in an "IR" or "IG" District.

#### Section 12.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

**(m) Wholesale business, warehousing with gross building area greater than or equal to 1,000,000 sq. ft or service establishments, except as first allowed in an "IR" or "IG" District.**

### ARTICLE 13 "IR" INDUSTRIAL, RESTRICTED DISTRICT

#### Section 13.1 Principal Permitted Uses

(a) Uses of a light industrial nature including, but not limited to the following:

Warehouses as defined in Article 28A **with gross building area less than 1,000,000 sq. ft.**

#### Section 13.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

**Warehouses as defined in Article 28A with gross building area greater than or equal to 1,000,000**



sq. ft.

## **ARTICLE 14 "IG" INDUSTRIAL, GENERAL DISTRICT**

### Section 14.1 Principal Permitted Uses

(e) Any use permitted or as regulated as a principal permitted or special exception in the "IR" District, except as hereinafter modified.

### Section 14.2 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(c) Warehouses as defined in Article 28A with gross building area greater than or equal to 1,000,000 sq. ft.

## **ARTICLE 17 "PB" PLANNED BUSINESS DISTRICT (SHOPPING CENTERS)**

### Section 17.1 Principal Permitted Uses

Only uses permitted in the BL or BG Districts shall be permitted. However, no animal hospitals, veterinary clinics, or kennels shall be permitted. No residential or industrial uses or Outdoor Advertising Signs shall be permitted. Only warehouses with gross building area less than 1,000,000 sq. ft. are principally permitted.

### Section 17.1.1 Special Exception Uses (Requiring Board Authorization After Public Hearing)

(c) Warehouses as defined in Article 28A with gross building area greater than or equal to 1,000,000 sq. ft.

## **ARTICLE 18 "PI" PLANNED INDUSTRIAL DISTRICT (INDUSTRIAL PARK)**

### Section 18.1 Principal Permitted Uses

(c) Wholesale warehousing establishments with gross building area less than 1,000,000 sq. ft. where no retail sales are permitted.

(d) Truck terminals or warehouses with gross building area less than 1,000,000 sq. ft.

### Section 18.2 Prohibited Uses

(h) Special exception uses in "IR" and "IG" Districts, ~~with the exception of Solar Energy Generating Systems in accordance with Section 4.26.~~

### Section 18.2.1 Special Exception Uses

(a) Solar Energy Generating Systems in accordance with Section 4.26.

(b) Warehouses as defined in Article 28A with gross building area greater than or equal to 1,000,000 sq. ft.



## ARTICLE 19 "HI" HIGHWAY INTERCHANGE DISTRICT

### Section 19.2. Principal Permitted Uses

(a) All Principal Permitted Uses allowed in the BL, BG, PB, and ORT Districts. Also permitted are all Principal Permitted Uses in the IR District except heliports, **warehouses as defined in Article 28A with gross building area greater than or equal to 1,000,000 sq. ft.**, and Commercial Communications Towers.

### Section 19.3. Special Exception Uses (Requiring Board Authorization after Public Hearing)

(g) ~~Truck stops.~~ **Warehouses as defined in Article 28A with gross building area greater than or equal to 1,000,000 sq. ft.**

(h) Public utility buildings, structures, or uses not considered essential utility equipment, as defined in Article 28A.

(i) Commercial Communications Towers, subject to the requirements of Section 4.22.

## ARTICLE 19C - "SPECIAL ECONOMIC DEVELOPMENT DISTRICT"

### Section 19C.2. Principal Permitted Uses

Warehouses **with gross building area less than 1,000,000 sq. ft.**

### Section 19C.3. Special Exception Uses

**Warehousing with gross building area greater than or equal to 1,000,000 sq. ft**

## ARTICLE 21 "AP" AIRPORT DISTRICT

### Section 21.4 AP - Airport District

#### Section 21.41 Principal Permitted Uses

(c) Uses of a light industrial nature including, but not limited to the following:

Wholesale warehousing establishments **with gross building area less than 1,000,000 sq. ft.** where no retail sales are permitted.

Truck terminals or warehouses **with gross building area less than 1,000,000 sq. ft.**

#### Section 21.42 Special Exception Uses (Requiring Board Authorization After Public Hearing)

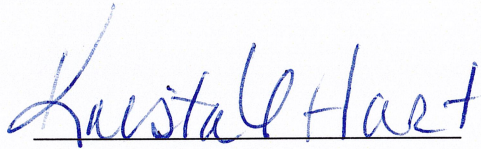
(f) **Warehousing with gross building area greater than or equal to 1,000,000 sq. ft**

Adopted this 29<sup>th</sup> day of November, 2022.

Effective the 9<sup>th</sup> day of December, 2022.

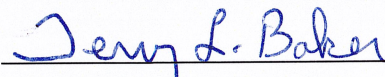


ATTEST:



Krista L. Hart, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

BY:   
Terry L. Baker, Vice President

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