



FOR PLANNING COMMISSION USE ONLY

Rezoning No. RZ-22-001

Date Filed: 4-6-22

WASHINGTON COUNTY PLANNING COMMISSION  
ORDINANCE TEXT AMENDMENT APPLICATION

Washington County Planning Commission

Applicant

100 W. Washington St., Suite 2600,  
Hagerstown, MD 21740

Address

Jill Baker

Primary Contact

Address

☐ Property Owner

☐ Attorney

☐ Other: \_\_\_\_\_

☐ Contract Purchaser

☐ Consultant

240-313-2430

Phone Number

jbaker@washco-md.net

E-mail Address

☐ Adequate Public Facilities Ordinance

☐ Forest Conservation Ordinance

☐ Subdivision Ordinance

☐ Solid Waste Plan

☐ Water and Sewer Plan

☒ Zoning Ordinance

☐ Other \_\_\_\_\_

21A.1, 21B.1 and 21C.1

Section No. \_\_\_\_\_

Please provide the proposed text on a separate sheet of paper as follows: strike-through should be used for deletions [~~deletions~~], unchanged wording in regular type, and new wording should be underlined [new wording].

Jill Baker  
Applicant's Signature

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires on \_\_\_\_\_

Notary Public

FOR PLANNING COMMISSION USE ONLY

☐ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Proposed Text Changes

☐ 30 copies of complete Application

## RZ-22-001 – Educational Facilities

### Draft Text Amendments

April 2022

#### ARTICLE 21A - “ORT” OFFICE, RESEARCH AND TECHNOLOGY DISTRICT

##### Section 21A.1 Principal Permitted Uses

(a) Educational institutions including, but not limited to, business and trade schools and colleges.

Educational facilities, accredited by the State of Maryland, that provide or award credit-bearing degrees, certificates, diplomas, and letters of recognition programs, as well as adult basic education and non-credit job training programs and lifelong learning courses. This use includes the following as examples of traditional higher education uses and related activities as part of the educational institution's campus. It is not intended or permitted for the following uses to be established separately from a parent educational institution on separate non-contiguous parcels.

1. Classrooms, laboratories, indoor or outdoor theaters and other performance venues, auditoriums and lecture halls, libraries, and offices for administrators, faculty, and college related organizations.
2. Parking structures and lots.
3. Child care facilities for services to faculty, administrators, students, and other patrons, and as training facilities.
4. Cultural, recreational, health, and fitness facilities.
5. Government offices and related facilities including buildings of a cultural, civic, educational, social or community service-type, and including libraries, playgrounds, and community centers.
6. Communications facilities, equipment, and structures including satellite dishes, telecommunication towers and antenna subject to setback requirements, and as needed in the routine performance of the institution's educational function. Commercial communication towers that are not for the exclusive use of the institution in the routine performance of its educational function shall be governed by Section 4.22 of this Ordinance.
7. Radio and television broadcasting facilities.
8. Athletic fields and sports stadiums, gymnasiums, and other sports related facilities for teaching or competition purposes (subject to specific parking and lighting standards contained in Article 22, Divisions I and X).
9. Student dormitories.
10. Museum and collection display facilities and functions.
11. Conference facilities.
12. Food service facilities for students, faculty, and other college personnel and visitors, and college-related functions and culinary arts training.

13. Bookstore facilities.

14. Medical facilities that provide medical services to students, faculty, and other college employees or facilities used for training in the medical and health professions (such as medical or dental clinics and laboratory and diagnostic equipment).

15. Computer and data processing services, laboratories, and equipment.

16. Reprographic, banking, and security services.

17. Other training or educational activities and services and specialized training venues or facilities that may be necessary for same, such as truck driving courses, law enforcement or fire training facilities, and forensic laboratories, so long as there is a demonstrated and active link to the educational function of the college.

## **ARTICLE 21B "ORI" OFFICE, RESEARCH, AND INDUSTRY DISTRICT**

### **Section 21B.1 Principal Permitted Uses**

(a) The following uses permitted in the "ORT" District are permitted in the "ORI" District as modified herein:

1. Educational institutions including, but not limited to, business and trade schools and colleges.

Educational facilities, accredited by the State of Maryland, that provide or award credit-bearing degrees, certificates, diplomas, and letters of recognition programs, as well as adult basic education and non-credit job training programs and lifelong learning courses. This use includes the following as examples of traditional higher education uses and related activities as part of the educational institution's campus. It is not intended or permitted for the following uses to be established separately from a parent educational institution on separate non-contiguous parcels.

- i. Classrooms, laboratories, indoor or outdoor theaters and other performance venues, auditoriums and lecture halls, libraries, and offices for administrators, faculty, and college related organizations.
- ii. Parking structures and lots.
- iii. Child care facilities for services to faculty, administrators, students, and other patrons, and as training facilities.
- iv. Cultural, recreational, health, and fitness facilities.
- v. Government offices and related facilities including buildings of a cultural, civic, educational, social or community service-type, and including libraries, playgrounds, and community centers.
- vi. Communications facilities, equipment, and structures including satellite dishes, telecommunication towers and antenna subject to setback requirements, and as needed in the routine performance of the institution's educational function. Commercial communication towers that are not for the exclusive use of the institution in the routine performance of its educational function shall be governed by Section 4.22 of this Ordinance.
- vii. Radio and television broadcasting facilities.
- viii. Athletic fields and sports stadiums, gymnasiums, and other sports related facilities for teaching or competition purposes (subject to specific parking and lighting standards contained in Article 22, Divisions I and X).

- ix. Student dormitories.
- x. Museum and collection display facilities and functions.
- xi. Conference facilities.
- xii. Food service facilities for students, faculty, and other college personnel and visitors, and college-related functions and culinary arts training.
- xiii. Bookstore facilities.
- xiv. Medical facilities that provide medical services to students, faculty, and other college employees or facilities used for training in the medical and health professions (such as medical or dental clinics and laboratory and diagnostic equipment).
- xv. Computer and data processing services, laboratories, and equipment.
- xvi. Reprographic, banking, and security services.
- xvii. Other training or educational activities and services and specialized training venues or facilities that may be necessary for same, such as truck driving courses, law enforcement or fire training facilities, and forensic laboratories, so long as there is a demonstrated and active link to the educational function of the college.

## **ARTICLE 21C - "ERT" EDUCATION, RESEARCH, AND TECHNOLOGY DISTRICT**

### **Section 21C.1 Principal Permitted Uses**

(a) ~~Colleges and universities,~~Educational Facilities accredited by the State of Maryland, that provide or award credit-bearing degrees, certificates, diplomas, and letters of recognition programs, as well as adult basic education and non-credit job training programs and lifelong learning courses. This use includes the following as examples of traditional higher education uses and related activities as part of the educational institution's campus. It is not intended or permitted for the following uses to be established separately from a parent educational institution on separate non-contiguous parcels.

1. Classrooms, laboratories, indoor or outdoor theaters and other performance venues, auditoriums and lecture halls, libraries, and offices for administrators, faculty, and college related organizations.

2. Parking structures and lots.

3. Child care facilities for services to faculty, administrators, students, and other patrons, and as training facilities.

4. Cultural, recreational, health, and fitness facilities.

5. Government offices and related facilities including buildings of a cultural, civic, educational, social or community service-type, and including libraries, playgrounds, and community centers.

6. Communications facilities, equipment, and structures including satellite dishes, telecommunication towers and antenna subject to setback requirements, and as needed in the routine performance of the institution's educational function. Commercial communication towers that are not for the exclusive use of the institution in the routine performance of its educational function shall be governed by Section 4.22 of this Ordinance.

7. Radio and television broadcasting facilities.

8. Athletic fields and sports stadiums, gymnasiums, and other sports related facilities for teaching or competition purposes (subject to specific parking and lighting standards contained in Article 22, Divisions I and X).

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DEPARTMENT OF PLANNING & ZONING  
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

RZ-22-001

April 2022

WASHINGTON COUNTY ZONING ORDINANCE  
STAFF REPORT AND ANALYSIS

ARTICLES 21A, 21B & 21C

**Proposal:** Application is being made to amend several sections of the Zoning Ordinance to consistently address uses associated with educational facility campuses in certain zoning districts.

**Staff Report:** In 2010 a new zoning district was added to the County Zoning Ordinance. The Office, Research and Technology (ORT) district was included within the Ordinance as an economic development strategy to promote and attract medical, corporate, technology, and research and development-based businesses to the County.

In 2012 as part of the Urban Growth Area Rezoning, the employment campus concept of the ORT zoning district was expanded, and two more districts were adopted into the Ordinance to accommodate emerging land uses. The Office, Research, and Industry (ORI) district was included to expand upon the ORT district with opportunities for light manufacturing type business while the Education Research and Technology (ERT) district was intended to promote expansion of educational campuses and their symbiotic relationship with incubator business.

All three of these districts seek to promote employment opportunities in fields related to high-tech industries in campus-like settings that will diversify our local economy.

**Analysis:**

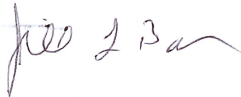
As part of the drafting of the ERT zoning district, special attention was given to the educational facility uses permitted within the district. Because the purpose of the zoning district is to “provide suitable locations for institutions of higher education” common principle and accessory uses associated with education campuses were expressly included within the list of allowed uses. In the ORI and ORT districts, educational institutions were also listed as principle uses because of their campus-like setting.

It has been brought to our attention that educational facilities that may want to be established in the ORI and ORT districts would likely have the same characteristics as those established in the ERT district, however, these districts lack specificity in principle and accessory uses associated with such a facility.

In an effort to clarify the County's intent to permit principle and accessory uses associated with higher level educational facilities, this amendment proposes to mimic the permitted use list existing in the ERT district and include them in the ORI and ORT districts. This seems to be a logical and appropriate clarification of the County's intent regarding educational facilities and their uses.

**Staff Recommendation:** Based upon feedback and comments from other government agencies, developers, property owners, and the general public, Staff recommends approval of these amendments in order to provide consistent implementation of our land use policies and regulations.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Jill L. Baker", with a stylized flourish at the end.

Jill L. Baker, AICP  
Director