



CITY OF LAUREL, MARYLAND

ORDINANCE NO. 2024

TEXT AMENDMENT NO. 266

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO AMEND THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 20 "LAND DEVELOPMENT AND SUBDIVISION REGULATIONS," TO UPDATE THE USE TABLES IN COMMERCIAL, INDUSTRIAL, AND M-X-T ZONES, TO UPDATE THE FOREST CONSERVATION ARTICLE, TO UPDATE THE SIGNS SECTION, AND TO UPDATE THE DEFINITIONS SECTION.

Sponsored by the President at the request of the Administration.

WHEREAS, the Mayor and City Council of Laurel adopted City Ordinance No. 1702, Text Amendment No. 223, on March 28, 2011, approving a Unified Land Development Code including all requirements for development within the City; and

WHEREAS, the Mayor and City Council desire to implement the changes recommended by City staff as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that the following sections of the Laurel City Code, Chapter 20 "Land Development and Subdivision," Article I "Zoning", Division 1 "In General", Section 20-1.7 "Definitions", Article I "Zoning", Division 5 "Zoning Districts", Section 20-6.29 "Dwelling unit area requirements.", Section 20-7.8 "Table of commercial uses", Section 20-9.5 "Table of industrial uses", Section 20-12 "M-X-T Zone (Mixed Use-Transportation Oriented)", Division 7 "Signs and Advertising Structures", Section 20-17.4 "Regulation by zones", Article V "Forest Conservation", Section 20-41.2 "Definitions", and Section 20-41.9 "Priorities and time requirements for afforestation and reforestation", are hereby amended as follows:

Sec. 20-1.7. - Definitions.

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Convention center. A facility designed to accommodate 500 or more persons and used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions, along with accessory functions including food and beverage preparation and service for on-premises consumption. This term does not include banquet halls, clubs, lodges, or other meeting facilities of private or nonprofit groups that are primarily used by group members.

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Distribution center. A facility where goods are received and/or stored for delivery to the ultimate customer at remote locations.

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Dwelling, two-family *detached*. A building containing no more than two (2) dwelling units, arranged one (1) above the other or side by side.

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Fraternity and Sorority House. A building used as a group living quarters for students of a college, university, or seminary, who are members of a fraternity or sorority that has been officially recognized by the college, university, or seminary.

* * *

General contractor. A contractor or builder engaged in construction of residential, commercial, industrial, or mixed-use structures as well as heavy construction contractors engaged in activities such as paving, highway construction, and utility construction.

* * *

Medical campus. A tract of land, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human diseases, mental health, pain injury, deformity, or physical condition, including but not limited to a general hospital, clinic, diagnostic center, treatment center, rehabilitation center, assisted living facility, extended care center, nursing home, ambulatory or intermediate care facility, professional or paramedical training centers, and/or outpatient laboratory.

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Quarry. Real property used for the purpose of extracting stone, sand, gravel, or topsoil for sale.

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Self-service storage facility. a building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for storage.

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Trailer, construction. A mobile home, travel trailer, or other structure used as a temporary construction field office in conjunction with and on the same property as a construction project. The construction trailer shall be removed within fifteen (15) days of completion of the construction project.

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Variety retail. A retail store that sells a wide variety of relatively small and inexpensive items.

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Vehicle repair establishment. A facility for the repair, rebuilding, reconditioning, or replacement of engines for motor vehicles. This use may also provide collision services, including body, frame, or fender repair, State inspection stations, and overall painting for motor vehicles.

Vehicle sales and service, new. A property containing not less than four (4) acres, which includes all the facilities and services for the sale repair and maintenance of new vehicles, and which may include a body and paint shop. This use may also include the sale of used vehicles, but only as an accessory use and State inspection stations.

Vehicle sales and service, used. A property which includes all the facilities for the display and sale of used vehicles, as well as facilities limited to the repair and preparation of the used vehicles for sale, which may include a body and paint shop. May also include State inspection stations.

Vehicle service center. Property upon which the retail sale of motor vehicle parts, accessories, and lubricants is conducted. This use may include the installation of these items, but will not include repair of motor vehicles, or the wrecking, sale or storage of junked vehicles. All storage shall be within a wholly enclosed building. May also include State inspection stations.

Vehicle filling station, which may include service and/or repair. A property having pumps and storage tanks for the retail sale and dispensing of fuels, which may include the sale of accessory products for vehicles, and which may also include general vehicle service and repair as well as State inspection stations. This use shall not include auto wrecking or the storage of dismantled vehicles, wrecks or junks.

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Warehouse. Facilities characterized by extensive storage of materials (indoor and/or outdoor), frequent heavy trucking activity in connection with the storage of materials in said warehouse, but not in manufacturing or production activity.

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Sec. 20-6.29. - Dwelling unit area requirements.

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(c) Additions that exceed fifty (50) percent of gross floor area beyond the gross floor area effective June 1, 2024 ~~single-family dwelling~~ in the R-5, R-55, or other zone or zones which allow single-family detached dwellings, including PUD-E and PDA-E Zones, shall be allowed as a special exception only. For purposes of computation, the fifty (50) percent area shall be calculated by using all areas of the structure, including basement, but not any area used for garages, whether, attached or detached. Approval of such additions shall also provide required parking for the applicable zone, as stated in Division 6, Parking and Loading Facilities, of this article.

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Sec. 20-7.8. – Table of commercial uses.

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Use	C-N	C-C	C-G	C-SH	C-V	C-VAC
Brewpub	X	X	SE <u>P</u>	X <u>P</u>	SE <u>P</u>	X
* * *						
<u>General contractor (n)</u>	<u>X</u>	<u>SE</u>	<u>SE</u>	<u>X</u>	<u>SE</u>	<u>X</u>
* * *						
Restaurant, standard with dancing and live entertainment	X	X	SE	X <u>SE</u>	SE	X
* * *						
Retail sales establishment, specialty, photography store (r)	P	P	P	P	P	P

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Sec. 20-9.5. - Table of industrial uses.

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<i>Use</i>	<i>I-CS</i>	<i>I-G</i>	<i>I-RTP</i>
<u>General contractor</u>	<u>P</u>	<u>P</u>	<u>X</u>
* * *			
<u>Medical and/or dental clinic</u>	<u>X</u>	<u>X</u>	<u>P</u>
* * *			
Office, business	<u>PX</u>	<u>PX</u>	<u>PX</u>
Office, professional	P	P	<u>PX</u>
* * *			
Specialty schools	P	P	<u>XP</u>

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Sec. 20-12.2. – Table of mixed-use—Transportation oriented zone uses.

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<i>Use</i>	<i>M-X-T</i>
Restaurant specialty, coffee shop	P
Restaurant specialty, coffee shop with drive thru	SE
<u>Restaurant, standard</u>	<u>P</u>

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Sec. 20-17.4. - Regulation by zones.

Residential	R-5	R-55	R-20	R-T	R-30	R-18	R-10	R-MD	P-I
<u>Home Occupation</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	<u>2 s.f.</u>	
A. <u>Wall Sign</u>									

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Sec. 20-41.2. - Definitions.

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D.B.H. means diameter in inches at breast height.

Underlining indicates new language added.

~~Strikethroughs indicate language deleted.~~

* * * Asterisks indicate intervening language and section unchanged.

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Sec. 20-41.9. - Priorities and time requirements for afforestation and reforestation.

(a) Sequence for afforestation and reforestation.

(1) After techniques for retaining existing forest on the site have been exhausted, the preferred sequence for afforestation and reforestation, as determined by the Planning Commission, is as follows:

a. Forest creation in accordance with a Forest Conservation Plan using one (1) or more of the following:

i. ~~Transplanted or nursery stock, two and one-half (2½) inch caliber minimum,~~

i. Tree replacement (as described in the chart below).
Individual significant trees removed, whether within the forest or outside the forest, shall be replaced at the following rates with similar species:

<u>Size of Significant Tree Removed (inches)</u>	<u>Minimum 2½-Inch Caliper Tree Replacement (number of trees)</u>
<u>12—18 d.b.h.</u>	<u>1</u>
<u>greater than 18—24 d.b.h.</u>	<u>2</u>
<u>greater than 24 d.b.h.</u>	<u>3</u>

ii. Replacement tree(s) shall be native straight species and have a mature canopy spread equivalent to or greater than the tree(s) removed.

AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect on the date of its passage.

PASSED this _____ day of _____, 2024.

ATTEST:

SARA A. GREEN, CPM, CMC
City Clerk

JAMES KOLE
President of the City Council

APPROVED this _____ day of _____, 2024.

KEITH R. SYDNOR
Mayor