



CITY OF LAUREL, MARYLAND

ORDINANCE NO. 1987

TEXT AMENDMENT NO. 259

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO AMEND LAUREL CITY CODE, CHAPTER 20 "LAND DEVELOPMENT AND SUBDIVISION REGULATIONS," ARTICLE I "ZONING," §20-1.3 "RELATIONSHIP TO THE CITY OF LAUREL MASTER PLAN", §20-1.7 "DEFINITIONS", §20-1.11 "ANNEXATION OF ADDITIONAL AREA TO CITY" §20-1.12 "CONSTRUCTION AND INTERPRETATION OF ARTICLE; GENERAL PROVISIONS", §20-2.1 "BUILDING PERMITS; USE AND OCCUPANCY PERMITS", §20-2.2 "PLANS, PLATS, AND INFORMATION TO ACCOMPANY APPLICATIONS FOR PERMITS", §20-2.3 "CONDITIONS", §20-2.4 "TEMPORARY USE PERMIT", §20-2.5 "ISSUANCE OF USE AND OCCUPANCY PERMIT", §20-2.7 "APPLICATION FOR USE AND OCCUPANCY PERMITS; INSPECTION OF PREMISES, ISSUANCE OF CERTIFICATE OF COMPLIANCE, AND PERMIT", §20-2.8 "SUSPENSION/ REVOCATION OF USE AND OCCUPANCY PERMIT", §20-3.1 "WHAT CONSTITUTES VIOLATIONS; CONTINUING VIOLATION", §20-3.2 "COMPLIANCE WITH AND ENFORCEMENT OF ARTICLE; COMPLAINTS AS TO ALLEGED VIOLATION" §20-3.3 "PROCEDURE UPON VERIFICATION OF VIOLATION; PENALTIES" §20-3.4 "EXTENSION OF GRACE PERIOD", §20-4.4 "POWERS AND DUTIES", §20-4.5 "HEARINGS ON PROPOSED PLANS, REGULATIONS, ETC." §20-4.6 "CITY ADMINISTRATOR, CITY SOLICITOR, AND OTHER OFFICERS AND EMPLOYEES", §20-6.16 "SCHEDULE OF AREA, YARD, AND HEIGHT REGULATIONS FOR RESIDENTIAL USES", §20-7.8 "TABLE OF COMMERCIAL USES", §20-9.5 "TABLE OF INDUSTRIAL USES", §20-10.5 "PARKING REGULATIONS", §20-13.11 "AMENDMENT TO REVITALIZATION OVERLAY AREA MAP", §20-15.2 "ZONING DISTRICTS" §20-15.3 "SATELLITE EARTH STATION ANTENNAS HAVING A DIAMETER OF ONE METER OR LESS" §20-15.4 "COMMERCIAL, OFFICE BUILDING, AND INDUSTRIAL ZONES; SATELLITE EARTH STATION ANTENNAS HAVING A DIAMETER OF TWO METERS OR LESS", §20-25.4 "POWERS AND DUTIES", §20-25.5 "HEARINGS ON PROPOSED PLANS, REGULATIONS, ETC.", §20-25.6 "REGULAR MEETING DATES", §20-25.7 "CITY ADMINISTRATOR, CITY SOLICITOR, DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND

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BUSINESS SERVICES, AND OTHER OFFICERS AND EMPLOYEES”, §20-26.1 “AUTHORITY”, §20-26.2 “HISTORY, COMPOSITION, AND OPERATION” §20-26.3 “PURPOSE”, §20-26.5 “REVIEW OF APPLICATIONS”, §20-26.13 “DEMOLITION”, ARTICLE VI “ROADS AND SIDEWALKS”, §20-42.5 “AUTHORITY OF THE DIRECTOR”; AND PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by the President at the request of the Administration.

WHEREAS, on March 28, 2011, the Mayor and City Council of Laurel, Maryland adopted City Ordinance Number 1702, Text Amendment Number 223, enacting Laurel City Code, Chapter 20: “Land Development and Subdivision Regulations”, known as the “City of Laurel Unified Land Development Code,” which contains all requirements for development within the City; and

WHEREAS, in implementing the Unified Land Development Code, City staff has noted that some sections of the Code should be updated to reflect modern uses and the appropriate location of those uses; and

WHEREAS, the City Council desires to make the changes recommended by City staff as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council that Laurel City Code, Chapter 20 “Land Development and Subdivision”, Article I “Zoning”, Division 1 “In General”, Section 20-1.3 “Relationship to the City of Laurel Master Plan”, Section 20-1.7 “Definitions, Section 20-1.11 “Annexation of additional area to City”, Section 20-1.12 “Construction and interpretation of article; general provisions”, Article I “Zoning”, Division 2 “Administration and Enforcement”, Section 20-2.1. –“Building permits; use and occupancy permits”, Section 20-2.2. “Plans, plats, and information to accompany applications for permits”, Section 20-2.3. “Conditions”, Section “20-2.4. Temporary use permit”, Section 20-2.5. “Issuance of use and occupancy permit”, Section 20-2.7. “Application for use and occupancy permits; inspection of premises, issuance of certificate of compliance, and permit”, Section 20-2.8. “Suspension/revocation of use and occupancy permit”, Section 20-3.1. “What constitutes violations; continuing violation”, Section 20-3.2. “Compliance with and enforcement of article; complaints as to alleged violation”, Section 20-3.3. “Procedure upon verification of violation; penalties”, Section 20-3.4. “Extension of grace period”, Section. 20-4.4. “Powers and duties”, Section 20-4.5. “Hearings on proposed plans, regulations, etc.”, Section 20-4.6. “City Administrator, City Solicitor, and other officers and employees”, Division 5 “Zoning Districts”, Section 20-



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6.16. "Schedule of Area, Yard, and Height Regulations for residential uses", Section 20-7.8 "Table of commercial uses", Section 20-9.5 "Table of Industrial uses", Section 20-10.5. "Parking regulations", Section 20-13.11. "Amendment to revitalization overlay area map", Section 20-15.2. "Zoning districts", Section 20-15.3. "Satellite earth station antennas having a diameter of one meter or less", Section 20-15.4. "Commercial, office building, and industrial zones; satellite earth station antennas having a diameter of two meters or less", Article I "Zoning", Division 13 "Historic District Commission", Section 20-25.4. "Powers and duties", Section 20-25.5. "Hearings on proposed plans, regulations, etc.", Section 20-25.6. "Regular meeting dates", Sec. 20-25.7. "City Administrator, City Solicitor, Director of the Department of Community Planning and Business Services, and other officers and employees.", Article I "Zoning", Division 14 "Design Guidelines for Historic District Commission", Section 20-26.1. "Authority", Section 20-26.2. "History, composition, and operation", Section 20-26.3. "Purpose", Section 20-26.5. "Review of applications", Section 20-26.13. "Demolition", Article VI "Roads and Sidewalks", Division 1 "In General", Section 20-42.5. "Authority of the Director", is hereby amended as follows:

Sec. 20-1.3. - Relationship to the City of Laurel Master Plan.

The regulations and requirements herein set forth are established in accordance with the City of Laurel Master Plan and the provisions and powers granted the City by the Land Use Article 66B of the Annotated Code of Maryland, as amended from time to time, to encourage the most appropriate use of land throughout the City with reasonable consideration, among other things, of the prevailing existing land uses, growth characteristics and character of the respective districts and their suitability for particular uses. Specifically, this title provides regulations to implement applicable goals and objectives of the City's adopted Master Plan and the policies provided for herein.

The City will amend its Land Development Code consistent with requirements of the Land Use Article 66B, Annotated Code of Maryland, as amended from time to time, so that future growth and development will continue to be managed through the preparation, adoption, implementation, and enforcement of land development regulations that are consistent with the Master Plan.

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Sec. 20-1.7.- Definitions



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Catering service. An establishment in which the principal use is the preparation of food and meals on the premises for delivery to another location for consumption. This use includes commercial kitchens.

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Master plan. The current approved local "Master Plan" for the physical development of a particular planning area, combination of planning areas, or parts of planning areas, as set forth in the Land Use Article 66B, Title 3 Section 3-05, Annotated Code of Maryland.

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Specialty schools. A school established and operated to provide for the teaching of certain specific industrial, clerical, managerial, artistic, trade, or other specific skills, but which shall not include a complete educational curriculum. Respect kindness

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Sec. 20-1.11. - Annexation of additional area to City.

- (a) Whenever there shall be introduced by the City Council a resolution in accordance with the provisions and authority of ~~Article 23A Corporations—Municipal~~ the Local Government Article of the Annotated Code of Maryland, as amended from time to time.

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Sec. 20-1.12. - Construction and interpretation of article; general provisions.

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Sec. 20-1.12(j)(2)- Yard Regulations.

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Principal Buildings and Uses		Minimum Yard Side and Rear (feet)
Civic:	Houses of worship	50

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Sec. 20-2.1. - Building permits; use and occupancy permits.

(e) Non-issuance of building permits pending appeal or time, therefore. No building permit shall be issued during the time permitted by law or rule of court for the filing of an appeal from:

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(3) A decision of the Board of Appeals granting a special exception or variance, or a decision of the Board reversing a denial of a building permit, use and occupancy permit, or any other order, requirement, decision, or determination by the Director of the Department of the Fire Marshal and Permit Services, or their designee ~~Community Planning and Business Services~~, the Planning Commission, or any other officer of body in the administration of this article.

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Sec. 20-2.2. - Plans, plats, and information to accompany applications for permits.

Applications for building permits or use and occupancy permits shall be filed in duplicate on forms provided by the Department of the Fire Marshal and Permit Services ~~Community Planning and Business Services~~.

Each application for a building permit shall be accompanied by duplicate copies of a site plan or plat drawn to scale, showing:

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(8) Site, development, and landscaping plans as required by this article, signed and sealed by a registered professional engineer, and any additional information deemed necessary by the Planning Commission, director of the Department of Economic and Community Development ~~Community Planning and Business Services~~, or Fire Marshall to evaluate the building or development.

(9) As required by this article, site and landscape plans shall be submitted on twenty-four (24) inches by thirty-six (36) inches paper size. Plans shall be drawn to a one-inch equals thirty (30) feet scale, or other scale as determined appropriate by the Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~.

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(b) Each application for a use and occupancy permit shall be accompanied by:

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(4) Other information as may be requested by the Planning Commission or director of the Department of the Fire Marshal and Permit Services, or their designee ~~Community Planning and Business Services~~.

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(c) (1) In order to ensure sound future development and to ensure development in accordance with the provisions of this article, the Planning Commission shall review and approve all site and landscaping plans except for those involving one (1) single lot to be used as a single-family detached dwelling. The provisions of Section 20-42.3, obligation for road improvements, of this chapter relating to adequate public facilities shall be complied with, where applicable, in conjunction with such site and landscape approval process. Such approval shall be required prior to the issuance of any grading permit or building permit involving new construction or development. When applicable, the approval of any site or landscape plan shall be conditioned upon compliance with any applicable requirements of the Forest Conservation Regulations, as set forth in Article V of this chapter.

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- (4) Each application involving site and landscape plan approval, together with the required information described below, shall be submitted to, and processed by the Department of Economic and Community Development ~~Community Planning and Business Services~~ according to a schedule determined by the Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~. Such plans shall be referred to all appropriate area agencies or departments for their review and comment.
- (5) Approval of a final site or landscape plan shall expire two (2) years after the date of such approval unless construction has begun. Construction shall commence with the construction and approval of all footings. This period may be extended for an additional one (1) year by the Director of the Department of Economic and Community Development, or their designee ~~Community Planning and Business Services~~ for good cause. Good cause shall be limited to conditions beyond the control of the applicant such as failure of governmental bodies to review and approve plans in a timely fashion but shall not include failure to obtain financing or other market conditions. Approval of a preliminary site and landscape plan shall expire three (3) years after the date of approval unless a final site and landscape plan has been filed with the Department of Economic and Community Development ~~Community Planning and Business Services~~. For purposes of this subsection, construction shall have begun when footings have been poured for all or a substantial portion of the improvements for which the site or landscape plans were approved. Upon expiration of the final or preliminary site or landscape plans pursuant to this subsection, such plans shall thereupon be void and no construction or any other work shall be performed on the site until a new application for site and landscape plan approval has been applied and final approval obtained. Such new application shall be subject to all applicable laws, ordinances, and regulations in existence at the time of such application.
- (6) The following information shall be required prior to the approval of



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any such site plan:

- a. A map of the subject property at a scale of one-inch equals thirty (30) feet or other as determined appropriate by the Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~.

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Sec. 20-2.3. - Conditions.

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- (b) The Planning Commission, Board of Appeals, Director of the Department of the Fire Marshal and Permit Services, or the Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~ may attach such conditions to the approval of the use and occupancy permit as deemed reasonable and necessary to assure that the proposed use will be consistent with the purpose and intent of this article.
 - (1) Any conditions as may be attached by the Director of the Department of the Fire Marshal and Permit Services, or the Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~ or any approval, or denial of a use and occupancy permit by the Director of the Department of the Fire Marshal and Permit Services, or the Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~ for reasons other than violation of provisions of this chapter may be appealed to the Planning Commission. Use and occupancy permit appeals shall be made on forms provided therefore and be accompanied by such fee as determined by the Mayor and City Council.
- (c) No substantial deviation from the plans so approved nor the use as stated in conjunction therewith shall be permitted without the approval of the Planning Commission, the Director of the Department of the Fire Marshal and Permit Services, or the Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~. Any such deviation without approval shall serve automatically to revoke the use and occupancy permit and shall constitute a violation of these regulations.



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Sec. 20-2.4. - Temporary use and occupancy permit.

Where the applicant can demonstrate that the delay in the issuance of a use and occupancy permit would result in peculiar and exceptional difficulties or undue hardship, the Director of the Department of the Fire Marshal and Permit Services, or their designee ~~Community Planning and Business Services~~, or the Chairman of the Planning Commission may grant a temporary use and occupancy permit provided that:

- (a) A use and occupancy permit shall not be issued until the applicant has obtained approval of a use and occupancy permit application.
- (b) Each temporary use and occupancy permit shall be valid for a period of not more than sixty (60) days, except that the Director of the Department of the Fire Marshal and Permit Services, or their designee, ~~Community Planning and Business Services~~ or the Chairman of the Planning Commission may, at their discretion, renew the permit for a period of thirty (30) days. No further renewals shall be granted.
- (c) The applicant shall furnish with such application the necessary documents and information as provided for by this article and any other information as requested by the Director of the Department of the Fire Marshal and Permit Services, or their designee, ~~Community Planning and Business Services~~ or the Chairman of the Planning Commission and accompanied by a fee for such temporary use and occupancy permit which shall be determined by the Mayor.

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Sec. 20-2.5. - Issuance of use and occupancy permit.

The Director of the Department of the Fire Marshal and Permit Services, or their designee ~~Community Planning and Business Services~~ shall issue a use and occupancy permit upon a finding that:

The building or the proposed use of a building or land complies with all provisions of the laws and regulations of the City of Laurel.



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Sec. 20-2.7. - Application for use and occupancy permits; inspection of premises, issuance of certificate of compliance, and permit.

Application for use and occupancy permits shall be filed on forms provided therefore at the Department of the Fire Marshal and Permit Services ~~Community Planning and Business Services~~. The Building Official shall make an inspection of the property and shall issue a certificate of compliance and a use and occupancy permit if the building, structure, alteration, enlargement, conversion, change, and use of the building or structure and the use of the land conform with the approved plans for which a building or use and occupancy permit has been issued in accord with the provisions of this article.

Sec. 20-2.8. - Suspension/revocation of use and occupancy permit.

- (a) A commercial use and occupancy permit may be suspended or revoked by the Director of the Department of the Fire Marshal and Permit Services ~~Community Planning and Business Services~~, or their designee, if any premises that is the subject matter of three (3) or more calls for police service on three (3) different days within any ninety-day period resulting in:

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Sec. 20-3.1. - What constitutes violations; continuing violation.

Whenever, by any provision of this chapter, the performance of any act is prohibited, or whenever any regulation, dimension, or limitation is imposed on the use or change of use, or upon any land or on the erection or alteration of any structure or the use or change of use of such structure or on any use within such structure, a failure to comply with such provision of this chapter shall constitute a violation of this chapter, and is hereby declared to be a municipal infraction. The penalty for such violation shall be two hundred fifty dollars (\$250.00) ~~seventy five dollars (\$75.00)~~ for any initial violation and two hundred dollars (\$200.00) for any repeat violation and shall escalate to the maximum allowed by ~~Article 23A~~ the Local Government Article of the Annotated Code of Maryland per violation. ~~in two hundred dollar (\$200.00) increments.~~ Each day on which a violation exists shall constitute a separate violation and a separate offense. The Director of the Fire Marshal and Permit Services ~~Community Planning and~~



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~~Business Services~~, or their designee, shall be authorized to issue municipal infraction citations for such violation.

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Sec. 20-3.2. - Compliance with and enforcement of article; complaints as to alleged violation.

The Department of the Fire Marshal and Permit Services ~~Community Planning and Business Services~~ shall have the duty of enforcing all use and occupancy permit requirements to ensure continuing compliance with the zoning requirements of this article in all respects, including the sign provisions. The Department of the Fire Marshal and Permit Services ~~Community Planning and Business Services~~ shall also investigate individual complaints of alleged zoning violations from private sources. All complaints shall be submitted in writing to, and processed by, the Director of the Department of the Fire Marshal and Permit Services ~~Community Planning and Business Services~~ or their designee.

Sec. 20-3.3. - Procedure upon verification of violation; penalties.

- (a) Upon verification of a violation the Director of the Department of the Fire Marshal and Permit Services ~~Community Planning and Business Services~~, or their designee, shall, in the case of a building, sign or structure under construction, alteration, or modification order the work to stop and shall post the building, sign or structure with a "stop-work" order on the form provided therefore. The owner, lessee or builder, or any of them, shall be given formal written notice of the "stop-work" order; and no work shall proceed thereafter except to correct the violation and to continue in full compliance with the provisions of this article. If there is no immediate termination of work as directed in the order and if applicable corrective action has not been undertaken and completed within the time specified in the order, the Director of the Department of the Fire Marshal and Permit Services ~~Community Planning and Business Services~~, or their designee, shall initiate proceedings against the violator according to procedures in Subsections (b) and (c) of this section.
- (b) Upon verification of a use or maintenance of a building, sign, structure or land in violation of this article, or failure to obtain a use and occupancy permit, the Director of the Department of the Fire Marshal and Permit



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Services Community Planning and Business Services, or their designee, shall serve a notice and order, on the form provided therefore, upon the owner and tenant, if any, of the building, sign, structure or land directing that the violation shall cease if within the period of time specified in such notice and order, the use violation has not ceased, the Director of the Department of the Fire Marshal and Permit Services Community Planning and Business Services, or their designee, shall initiate appropriate proceedings against the violator. If personal service of such notice and order is not feasible, then the posting of such notice and order on such building, sign, structure or land and the mailing of such notice and order by first-class mail, postage prepaid, to such person specified above shall constitute service thereof.

- (c) The owner of any building, sign, structure, or land or part thereof where anything in violation of this chapter shall be constructed, placed or shall exist, or be maintained; and any builder or contractor who may be employed to assist in the Commission of any such violation; and all persons who shall violate or maintain a violation of any of the provisions of this chapter, or who shall fail to comply therewith, or with any order issued therewith, or with any order issued thereunder; or who shall build in violation of any detailed statement of plans submitted and approved thereunder, shall for each violation or noncompliance be guilty of a municipal infraction. The penalty for such violation shall be two hundred fifty dollars (\$250.00) ~~seventy-five dollars (\$75.00)~~ for any initial violation and two hundred dollars (\$200.00) for any repeat violation and shall escalate to the maximum allowed by ~~Article 23A~~ the Local Government Article of the Annotated Code of Maryland in ~~two hundred dollar (\$200.00)~~ increments per violation. Each day on which a violation exists shall constitute a separate violation and a separate offense. The Director of the Department of the Fire Marshal and Permit Services Community Planning and Business Services, or their designee, shall be authorized to issue municipal infraction citations for such violation. The application of any penalty upon conviction shall not preclude the enforced removal or abatement of prohibited conditions or use through appropriate proceedings in an appropriate court of competent jurisdiction.

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Sec. 20-3.4. - Extension of grace period.

Upon application by a violator, the Board of Appeals may, when deemed reasonable because of unusual conditions, grant additional time to correct or to cease a violation; provided, that upon application of extension of a grace period the notice provisions of Division 4, Board of Appeals of this article shall not apply, and the only notice required is written notice to the Director of the Department of the Fire Marshal and Permit Services ~~Community Planning and Business Services~~, and written notice to any and all persons who have made written or oral complaints concerning the violation for which a grace period has been granted.

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Sec. 20-4.4. - Powers and duties.

The Commission shall have the powers and duties as set out in the Land Use Article 66B, of the Annotated Code of Maryland.

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Sec. 20-4.5. - Hearings on proposed plans, regulations, etc.

- (a) The Planning Commission and the City Council shall hold public hearings on all plans, regulations and other proposals for which such hearings are required under the Land Use Article 66B, of the Annotated Code of Maryland. In connection with such hearings the Mayor and City Council or the Planning Commission, as the case may be, shall give public notice of at least fifteen (15) days by publication in a newspaper in general circulation published within the City or a newspaper of record designated by the Prince George's County Council. Every such notice shall include the time and place of the hearing, a description, or summary of the proposals to be considered at the hearing, and the place where a copy of such proposals may be obtained. At all such hearings interested persons shall be afforded an opportunity to submit data, views, or regulations, with respect to the proposals under consideration.

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Sec. 20-4.6.- City Administrator, City Solicitor, and other officers and employees.

The City Administrator shall be the Chief Executive Officer of the Planning Commission and the City Solicitor shall serve as attorney for the Commission. There may be appointed a Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~, and such other employees as may be deemed necessary for the Commission to carry out its functions. All applications, plats, maps, and other matters and papers as are required to be filed with the Commission by the Land Use Article 66B, of the Annotated Code of Maryland, and other applicable laws, as amended, or regulations adopted pursuant thereto, shall be deemed filed when filed with the City Administrator or the Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~, and in either case the City Administrator, Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~ or Departmental staff shall be responsible for presenting all such applications, plats, maps and other matters or papers to the Commission for its consideration and action.

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Sec. 20-6.16. - Schedule of Area, Yard, and Height Regulations for residential uses.

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Zone	Maximum Density Per Acre (h)	Dwelling Type	Minimum Net Lot Area Per Dwelling Unit (sq. ft.)	Minimum Width of Lot (d) (ft.)	Net Lot Coverage by Building Maximum (%)	Minimum Net Lot Green Area (%)	Front Yard Depth (ft.)	Side Yard (ft.)	Rear Yard Depth (ft.)	Maximum Height Main Building (stories)
R-20	<u>5.7</u>	<u>1-Family detached</u>	<u>6,500</u>	<u>65</u>	<u>30</u>	<u>65</u>	<u>25</u>	<u>8</u>	<u>20</u>	<u>2 ½</u>

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SECTION 20-7. COMMERCIAL ZONES.

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

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Table of Commercial Uses

Use	C-N	C-C	C-G	C-SH	C-V	C-VAC
Trade school	X	X	P	P	X	P

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SECTION 20-9. INDUSTRIAL ZONES.

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Sec. 20-9.5. Table of Industrial Uses.

Use	I-CS	I-G	I-RTP
<u>Catering service</u>	P	P	X
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<u>Specialty schools</u>	P	P	X

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Sec. 20-10.5. – Parking regulations.

Private and storage garages and open off-street parking areas shall be permitted

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in PUD-E areas if accessory to a dwelling or group of dwellings in accordance with the standards and regulations set forth in Division 6, Parking and Loading Facilities, of this article.

In a Planned Unit Development Existing area, the off-street parking for two (2) or more uses may be satisfied by providing a shared parking lot, if approved by the Planning Commission. The normal parking space requirement for each use participating in a shared lot may be reduced by up to twenty (20) percent by-right. The number of parking spaces required for a specific use under the provisions of Division 6 may be decreased more than twenty (20) percent by the Planning Commission, subject to the following provisions:

- (a) The applicant can demonstrate to the satisfaction of the Planning Commission the appropriate establishment of shared parking facilities based on characteristics of uses and hourly parking demand studies published by the Institute of Transportation Engineering or other appropriate source.
- (b) The reduction in parking spaces shall not exceed fifty (50) percent of the normal parking space requirement for each use participating in a joint lot.
- (c) The shared parking lot shall be no farther than 500 feet from the primary customer entrance of the building or use to be served.
- (d) A site plan showing the shared parking lot spaces and a statement of justification shall be submitted with the corresponding application.
- (e) A shared parking agreement between current owners of the uses to be served by the shared parking lot, satisfactory to the planning commission, shall be submitted to the commission prior to the issuance of any permits for uses to be served by the shared parking lot.

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Sec. 20-13.11. - Amendment to revitalization overlay area map.

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(5) Hearings on redevelopment overlay map amendment by Mayor and City Council.

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a. The Mayor and City Council shall hold public hearings on all redevelopment overlay map amendments for which such hearings are required under the Land Use Article 66B of the Annotated Code of Maryland as now or hereinafter amended. In connection with such hearings the Mayor and City Council or the Planning Commission shall give public notice of at least fifteen (15) days by publication in a newspaper in general circulation published within the City or a newspaper of record designated by the Prince George's County Council. Every such notice shall include the time and place of the hearing, a description, or summary of the proposed amendment(s) to be considered at the hearing, and the place where a copy of such amendment(s) may be obtained. At all such hearings interested persons shall be afforded an opportunity to submit data, views, or regulations, with respect to the amendment(s) under consideration.

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Sec. 20-15.2. - Zoning districts.

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(9) All installations in those sections of the City designated by as "Historic District" (hereafter in this Section 20-15, being referred to as "Historic Districts") shall be subject to approval by the Historic District Commission in accordance with the Historic District Commission's normal review procedure pursuant to the Land Use Article 66B of the Annotated Code of Maryland. The Historic District Commission shall amend its guidelines for review of such installations promulgated pursuant to the Land Use Article 66B of the Annotated Code of Maryland to comply with the Telecommunications Act of 1996, and other applicable law concerning satellite earth station antennas.

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Sec. 20-15.3. - Satellite earth station antennas having a diameter of one meter or less.

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(b) Installations in an Historic District. Each installation of a satellite earth station antenna having a diameter of one (1) meter or less, in a Historic

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District of the City, shall require a certificate of approval from the Historic District Commission. Such certificate of approval may only be issued after approval of such installation by the Historic District Commission. In reviewing an application for installation, the Historic District Commission shall employ its normal review process, in accordance with ~~Annotated Code of Maryland, Article 66B~~ the Land Use Article of the Annotated Code of Maryland, and shall effectuate the health, safety, and consistency objectives contained in Section 20-15.1 hereof, but shall not:

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- (c) Exceptions. Notwithstanding the provisions of Subsection (b) above, the Historic District Commission may take such action as is authorized by ~~Annotated Code of Maryland, Article 66B~~ the Land Use Article of the Annotated Code of Maryland, provided such action is no more burdensome to the affected antenna user than is necessary to achieve an objective listed below, if such action is necessary to:

* * * *

Sec. 20-15.4. - Commercial, office building, and industrial zones; satellite earth station antennas having a diameter of two meters or less.

* * * *

- (b) Installations in an Historic District. Each installation of a satellite earth station antenna having a diameter of two (2) meters or less in a commercial, office building, or industrial zone and in a Historic District of the City shall require a certificate of approval from the Historic District Commission. Such certificate of approval may only be issued after approval of such installation by the Historic District Commission. In reviewing an application for installation, the Historic District Commission shall employ its normal review process, in accordance with ~~Annotate Code of Maryland, Article 66B~~ the Land Use Article of the Annotated Code of Maryland, provided that any



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action on the part of the Historic District Commission must be necessary to accomplish a health or safety objective contained in Section 20-15.1 hereof and must not be more burdensome on the applicant than is necessary to achieve such health and safety objective.

* * * *

Sec. 20-25.4. - Powers and duties.

The Historic District Commission shall have the powers and duties as set out in the historic area-zoning subtitle of ~~Article 66B~~ the Land Use Article of the Annotated Code of Maryland, as amended, and as further defined in other regulations in this article adopted pursuant thereto.

* * * *

Sec. 20-25.5. - Hearings on proposed plans, regulations, etc.

- (a) The Historic District Commission and the Mayor and City Council shall hold public hearings on all plans, regulations and other proposals for which such hearings are required under the historic area zoning subtitle of ~~Article 66B~~ the Land Use Article of the Annotated Code of Maryland, as amended. In connection with such hearings the Mayor and City Council or the Historic District Commission, as the case may be, shall give public notice of at least fifteen (15) days by publication in a newspaper ~~of~~ in general circulation published within the City or a newspaper of record designated by the Prince George's County Council. Every such notice shall include the time and place of the hearing, a description, or summary of the proposals to be considered at the hearing, and the place where a copy of such proposals may be obtained. At all such hearings interested persons shall be afforded an opportunity to submit data, views, or regulations, with respect to the proposals under consideration.

* * * *

Sec. 20-25.6. - Regular meeting dates.

The Historic District Commission shall hold a regular meeting once a month to carry out the powers and duties as set out in the historic area-zoning subtitle of ~~Article 66B~~ the Land Use Article of the Annotated Code of Maryland, as amended, and as further



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defined in other regulations of this article adopted pursuant thereto.

* * * *

Sec. 20-25.7. - City Administrator, City Solicitor, Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~, and other officers and employees.

The City Administrator or their designated representative shall be the Chief Executive Officer of the Historic District Commission, and the City Solicitor shall serve as attorney for the Historic District Commission. The Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~ or their his designated representative shall serve as staff to the Historic District Commission. There may be appointed architects, historians, engineers (either full or part time) and/or other such employees as may be deemed necessary for the Historic District Commission to carry out its functions. All applications, plats, maps, and other matters and papers as are required to be filed with the Historic District Commission by ~~Article 66B~~ the Land Use Article of the Annotated Code of Maryland, as amended, or regulations adopted pursuant thereto, shall be filed with the Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~, or their respective designated representative, and the Director of the Department of Economic and Community Development ~~Community Planning and Business Services~~ or their respective designated representative shall be responsible for presenting all such applications, plats, maps and other matters or papers to the Historic District Commission for its consideration for action.

* * * *

Sec. 20-26.1. - Authority.

These design guidelines ("guidelines") have been adopted pursuant to ~~Article 66B, Section 8.06~~ the Land Use Article, Title 8, of the Annotated Code of Maryland, as amended, and Division 13, Historic District Commission of this article. These guidelines were adopted by Ordinance Number 1255 of the Mayor and City Council of Laurel passed on January 26, 1998. The effective date of these guidelines is February 25, 1998.

* * * *



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Sec. 20-26.2. – History, composition, and operation.

The City of Laurel Historic District Commission was established in 1975 by the Mayor and City Council of Laurel through Ordinance Number 535, pursuant to authority granted to municipalities by ~~Article 66B~~ the Land Use Article of the Annotated Code of Maryland, as amended. The seven (7) members of the Commission, one (1) of whom is a member of the City Council, are appointed by the Mayor and confirmed by the City Council. All except the City Council member serve three-year terms and are eligible for reappointment to the Historic District Commission. The composition and operation of the Commission are governed by Division 13, Historic District Commission of this article and the Rules of Procedure of the City of Laurel Historic District Commission.

* * * *

Sec. 20-26.3. - Purpose.

* * * *

(f) The provisions contained herein are guidelines only and not meant to be absolute requirements and will be interpreted in accordance with the requirements of ~~Article 66B~~ the Land Use Article of the Annotated Code of Maryland, as amended.

* * * *

Sec. 20-26.5. – Review of applications.

(a) These guidelines shall be construed and applied to be, consistent with the provisions of ~~Article 66B, Sections 8.01—8.17~~ the Land Use Article, Title 8, of the Annotated Code of Maryland, as amended. In the event of any conflict between these guidelines and the aforesaid provisions of state law, state law shall be controlling.

* * * *

 Underlining indicates new language added.

Strikethroughs indicate language deleted.

* * * Asterisks indicate intervening language and section unchanged.



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Sec. 20-26.13. – Demolition.

* * * *

- (b) Initial hearing; determination whether structure is of unusual importance.

* * * *

- (2) Determination whether structure is of unusual importance. The Historic District Commission shall make a determination during a regularly scheduled Commission meeting as to the contribution a structure makes to the Historic District in which it is located. This determination shall be made separate from and prior to the Commission's consideration of the financial hardship the structure may present and plans for the site should the demolition be approved. Such a decision by the Commission shall be based solely on its evaluation of the architectural and/or historical importance and character of the structure in relation to the Historic District as a whole.

Specifically, the Historic District Commission shall make a finding whether the preservation of the structure proposed for demolition is of unusual importance to Prince George's County or the City of Laurel, or unusual importance to the State of Maryland or the nation as a whole, in accordance with ~~Annotated Code of Maryland, Article 66B, sections 8.09 and 8.10~~ the Land Use Article, Title 8, of the Annotated Code of Maryland, as amended. To make such a finding the Commission must, at minimum, find that one (1) or more of the following criteria are met with regard to the subject structure:

* * * *



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Sec. 20-42.5. - Authority of the Director.

- (a) The Director shall administer and enforce this article except as specifically provided otherwise. In addition, the Director is authorized and empowered to make, adopt, and amend such rules and regulations as are reasonably necessary to implement the requirements and purpose of this article, and to fully exercise the authority of ~~Article 23A~~ the Local Government Article of the Annotated Code of Maryland, as amended, and the City Charter to protect the public safety and health with respect to public roads under the jurisdiction of the City.

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

PASSED this ___ day of _____, 2021.

ATTEST:

KIMBERLEY A. RAU, MMC
Clerk to the City Council

VALERIE M.A. NICHOLAS
President of the City Council

APPROVED this ___ day of _____, 2021.

CRAIG A. MOE
Mayor