

HARFORD COUNTY BILL NO. 20-011

Brief Title (Zoning-Parking)

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

**CERTIFIED TRUE AND CORRECT**

Mylin A. Dexcon  
Council Administrator

Date 6/9/20

**ENROLLED**

[Signature]  
Council President

Date 6/9/20

**BY THE COUNCIL**

Read the third time.

Passed: LSD 20-020

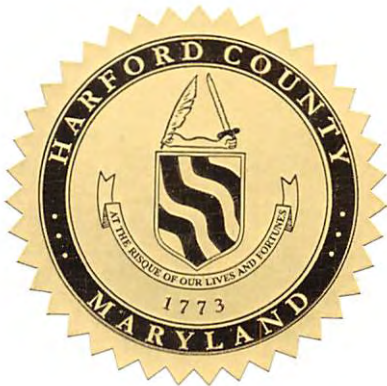
Failed of Passage: \_\_\_\_\_

By Order

Mylin A. Dexcon  
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 10<sup>th</sup> day of June, 2020 at 3:00 p.m.

Mylin A. Dexcon  
Council Administrator



**BY THE EXECUTIVE**

[Signature]  
COUNTY EXECUTIVE

APPROVED: Date 6/11/2020

**BY THE COUNCIL**

This Bill No. 20-011 having been approved by the Executive and returned to the Council, becomes law on June 11, 2020.

EFFECTIVE: August 10, 2020

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 20-011

Introduced by \_\_\_\_\_ Council President Vincenti at the request of the County Executive \_\_\_\_\_

Legislative Day No. 20-015 \_\_\_\_\_ Date May 5, 2020 \_\_\_\_\_

AN ACT to add the definition of “local delivery” to Section 267-4, Definitions, of Article I, General Provisions; to repeal and reenact, with amendments, Subsection E, Shared parking provisions, of Section 267-26, Off-street parking and loading, of Article V, Supplementary Regulations; and to repeal and reenact, with amendments, the Permitted Uses Chart: Warehousing, Wholesaling and Processing, all of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to establish a definition of Local Delivery; to allow shared parking on other properties up to 2,000 feet from the site being developed in the CI, LI and GI Zoning Districts; and generally relating to zoning.

By the Council, May 5, 2020 \_\_\_\_\_

Introduced, read first time, ordered posted and public hearing scheduled

on: June 2, 2020 \_\_\_\_\_

at: 7:15 PM \_\_\_\_\_

By Order: *Mylia A. Dixon* \_\_\_\_\_, Council Administrator

**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on June 2, 2020 \_\_\_\_\_, and concluded on June 2, 2020 \_\_\_\_\_.

*Mylia A. Dixon* \_\_\_\_\_, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council of Harford County, Maryland that the definition  
2 of “local delivery” be, and it is hereby, added to Section 267-4, Definitions, of Article I, General  
3 Provisions; that Subsection E, Shared parking provisions, of Section 267-26, Off-street parking and  
4 loading, of Article V, Supplementary Regulations, be, and it is hereby, repealed and reenacted, with  
5 amendments; and that the Permitted Uses Chart: Warehousing, Wholesaling and Processing, be, and it  
6 is hereby, repealed and reenacted, with amendments, all of Part 1, Standards, of Chapter 267, Zoning,  
7 of the Harford County Code, as amended, and all to read as follows:

8 **Chapter 267. Zoning**

9 **Part 1. Standards**

10 **Article I. General Provisions**

11 **§ 267-4. Definitions.**

12 As used in this Part, the following terms shall have the meanings indicated:

13 LOCAL DELIVERY – AN ESTABLISHMENT PRIMARILY ENGAGED IN PROVIDING LOCAL  
14 MESSENGER AND DELIVERY SERVICES OF SMALL ITEMS WITHIN A  
15 GEOGRAPHICAL REGIONAL CENTER. THESE ESTABLISHMENTS GENERALLY  
16 PROVIDE POINT-TO-POINT PICKUP AND DELIVERY AND DO NOT OPERATE AS  
17 PART OF AN INTERCITY COURIER NETWORK.

18 **Article V. Supplementary Regulations**

19 **§ 267-26. Off-street parking and loading.**

20 E. Shared parking provisions. A portion of the required parking may be provided on [an adjacent]  
21 ANOTHER property provided that:

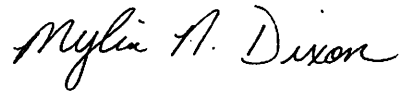
- 22 (1) The underlying zoning of the [adjacent] OTHER property permits parking for the  
23 principal use of the site being developed.
- 24 (2) There is adequate parking to meet the parking requirements for all uses served by the

- 1 parking.
- 2 (3) The shared parking area is located less than 500 feet from the entrance of the primary
- 3 building located on the site being developed. THIS DISTANCE MAY BE
- 4 INCREASED TO 2,000 FEET IN THE CI, LI AND GI ZONING DISTRICTS.
- 5 (4) The shared parking area is subject to a shared parking agreement made between current
- 6 owners of the properties. The agreement shall be recorded in the land records of the
- 7 County. The agreement shall be reviewed and approved by the County’s Department of
- 8 Law prior to recordation. All shared parking agreements must also contain a provision
- 9 for maintenance of the parking area.
- 10 (5) The parking area must have safe vehicular and pedestrian access from the shared
- 11 parking area to the subject property.
- 12 (6) The required parking area shall be paved with an impervious surface.
- 13 (7) Parking for residential uses shall be clearly designated.

14 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date  
 15 it becomes law.

EFFECTIVE: August 10, 2020

*The Council Administrator does hereby certify that seven (7) copies of this Bill are immediately available for distribution to the public and the press.*

  
 \_\_\_\_\_  
 Council Administrator

USE CLASSIFICATION	ZONING DISTRICTS															
	AG	RR	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	LI	GI	MO
<b>WAREHOUSING, WHOLESALING &amp; PROCESSING</b>																
Abattoirs, slaughterhouses	SE												P		P	
Bottling plants												P	P	P	P	
Creamery, cold storage	P								P		P	P	P		P	
Industrial laundries and dry cleaning												P	P		P	
Petroleum and gas products, sales or underground storage not to exceed 25,000 gallons' capacity												SE	P		P	
Petroleum and gas products, storage above ground and underground in excess of 25,000 gallons' capacity															SE	
Warehousing and wholesaling, processing, [and] distribution, AND LOCAL DELIVERY									P			P	P	P	P	
Mini-warehousing									P			P	P			

PERMITTED USE CHARTS

(1) Indicates permitted in the Edgewood Neighborhood Overlay District (ENOD) only.  
 (2) RO - maximum of 4 units.  
 (3) Indicates permitted in the Chesapeake Science and Security Corridor (CSSC) only.  
 (4) The following shoppers merchandise stores-business and office equipment rental or leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, are permitted in the RO District.

KEY:	
<b>"P"</b>	indicates permitted subject to applicable code requirements
<b>"SD"</b>	indicates permitted subject to special-development regulations, pursuant to Article VIII.
<b>"SE"</b>	indicates permitted subject to special-exception regulations, pursuant to Article IX.
<b>"T"</b>	indicates permitted subject to temporary-use regulations, pursuant to § 267-28 (temporary uses).
	A blank cell indicates that the use is not permitted.
<b>"SE*"</b>	indicates permitted subject to special-exception regulations, pursuant to Article XI.