

THE COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND

August 20, 2024
Legislative Session Day

RECEIVED
CLERK, CIRCUIT COURT

Legislative Session Day
August 20, 2024

CODE HOME RULE
BILL NO. 7-2024

2024 SEP 19 A 10:35

KENT COUNTY

INTRODUCED BY: Ronald H. Fithian, President of the Board of County Commissioners for Kent County, Maryland.

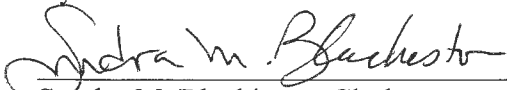
AN ACT to amend Chapter 222, Zoning, of the Code of Public Local Laws of Kent County, Maryland, also known as the Kent County Land Use Ordinance, to add self-storage centers as a permitted use in the Industrial district by (a) amending Article V, District Regulations, Section 15. Industrial District, §15.2 Permitted Principal Uses and Structures, by adding a new #20, as follows: “Self-storage centers provided the front façade of the center and any other façade visible from adjoining public roads reflect the scale, materials, and design features common to residential or historic structures in the County. Self-storage centers are subject to site plan review;” (b) by amending Article V, District Regulations, Section 11. Commercial, §11.2 Permitted Principal Uses and Structures, by replacing #6 with: “Self-storage centers provided the front façade of the center and any other façade visible from adjoining public roads reflect the scale, materials, and design features common to residential or historic structures in the County. Self-storage centers are subject to site plan review;” and (c) by including a certain, non-codified provision to instruct County staff to make similar changes in the upcoming re-adoption of the Land Use Ordinance.

THE COUNTY COMMISSIONERS
OF KENT COUNTY, MARYLAND


Ronald H. Fithian, President

INTRODUCED, read the first time, August 20, 2024, ordered posted and public hearing scheduled on September 10, 2024, at 10:00 a.m. in the County Commissioners Hearing Room, R. Clayton Mitchell, Jr., Kent County Government Center, 400 High Street, Chestertown, Maryland.

By order of:


Sondra M. Blackiston, Clerk

PUBLIC HEARING

HAVING been posted and notice of the time and place of the hearing and copies having been made available to the public and the press, a public hearing was held on September 10, 2024. Reported favorably [~~with~~]-OR without amendments; read the second time and ordered to be considered on September 17, 2024, a legislative session day.

BILL NO. 7-2024 – Self-Storage Centers In The Industrial District

1

CAPITALS & BOLD INDICATES MATTER ADDED TO EXISTING LAW.

~~Strike through~~ indicates matter deleted from existing law.

**A BILL ENTITLED CHR 7-2024
SELF-STORAGE CENTERS IN THE INDUSTRIAL DISTRICT**

SECTION 1.

NOW, THEREFORE, BE IT ENACTED by the County Commissioners of Kent County, Maryland, that the Kent County Land Use Ordinance is hereby amended as follows:

**ARTICLE V.
DISTRICT REGULATIONS**

SECTION 15. INDUSTRIAL DISTRICT

...

15.2 Permitted Principal Uses and Structures

...

19. Data processing centers, subject to the alternate design provisions of Section 15.9

20. **SELF-STORAGE CENTERS PROVIDED THE FRONT FAÇADE OF THE CENTER, AND ANY OTHER FAÇADE VISIBLE FROM ADJOINING PUBLIC ROADS REFLECT THE SCALE, MATERIALS, AND DESIGN FEATURES COMMON TO RESIDENTIAL OR HISTORIC STRUCTURES IN THE COUNTY. SELF-STORAGE CENTERS ARE SUBJECT TO SITE PLAN REVIEW.**

SECTION 2.

BE IT FURTHER ENACTED by the County Commissioners of Kent County, Maryland, that the Kent County Land Use Ordinance is hereby amended as follows:

**ARTICLE V.
DISTRICT REGULATIONS**

SECTION 11. COMMERCIAL DISTRICT

...

11.2 Permitted Principal Uses and Structures

...

5. Data processing centers, subject to the alternate design provisions of Section 15.9

6. ~~Mini-storage facilities.~~

6. **SELF-STORAGE CENTERS PROVIDED THE FRONT FAÇADE OF THE CENTER, AND ANY OTHER FAÇADE VISIBLE FROM ADJOINING PUBLIC ROADS REFLECT THE SCALE, MATERIALS, AND DESIGN FEATURES COMMON TO RESIDENTIAL OR HISTORIC STRUCTURES IN THE COUNTY. SELF-STORAGE CENTERS ARE SUBJECT TO SITE PLAN REVIEW.**

7. Machinery and equipment sales, service, and rental

...

SECTION 3.

BE IT FURTHER ENACTED by the County Commissioners of Kent County that the County planning staff are hereby instructed to prepare corresponding text amendments and include them within the body of any proposed legislation related to re-adoption of the Land Use Ordinance via Comprehensive Rezoning, which is to be prepared by County staff following review and comment by the Critical Area Commission.

SECTION 4.

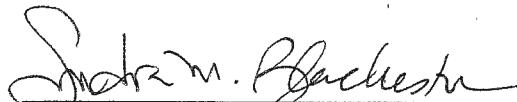
BE IT FURTHER ENACTED by the County Commissioners of Kent County that this Act shall take effect on the 27th day of September, 2024.

Read Third Time September 17th, 2024

PASSED this 17th day of September, 2024.

Failed of Passage _____

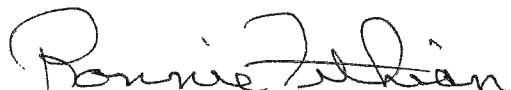
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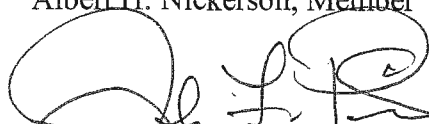
(SEAL)



THE COUNTY COMMISSIONERS
OF KENT COUNTY, MARYLAND


Ronald H. Fithian, President


Albert H. Nickerson, Member


John F. Price, Member

ORDERED a fair summary thereof or the entire bill shall be published in at least one newspaper of general circulation in the County, not less than three times at weekly intervals within a four-week period.

BILL NO. 7-2024 – Self-Storage Centers In The Industrial District

CAPITALS & BOLD INDICATES MATTER ADDED TO EXISTING LAW.

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