

ORDINANCE NO. ORD-2021-13

**AN ORDINANCE TO AMEND CERTAIN PROVISIONS OF THE
ZONING ORDINANCE FOR WASHINGTON COUNTY, MARYLAND
(RZ-20-002)**

RECITALS

The Board of County Commissioners of Washington County, Maryland (the "Board") adopted the Zoning Ordinance for Washington County, Maryland (the "Ordinance") on January 23, 1973, and it became effective on April 2, 1973.

The Washington County Department of Planning and Zoning filed an application requesting that amendments be made to the text of the Ordinance. The amendments proposed would amend Articles 3, 7A, 8, 9, 10, 11, 12, 19C, 22, and 28A to address uses associated with short term residential rentals.

The Board believes it to be in the best interests of the citizens of Washington County for the amendments to be enacted.

The Washington County Planning Commission (the "Planning Commission") held a public meeting for the purpose of taking comments on the proposed amendments on April 5, 2021, pursuant to public notice duly given.

The Board held a public hearing for the purpose of taking testimony on the proposed amendments on June 15, 2021, pursuant to notice duly given.

Following the hearing, the Board considered the recommendations of the Planning Commission and the Planning Department staff, and materials received, if any, as part of the public hearing. The Board conducted this review in a public session.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that certain provisions of the Zoning Ordinance, as amended, be further amended as follows:

RZ-20-002

**(1) ARTICLE 3 – DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES;
LAND USE REGULATIONS (RURAL AREA USES)** is amended as follows:

Section 3.3 (1) Table of Land Use Regulations

A(R)-Agriculture (Rural)
EC-Environmental Conservation
P-Preservation
RV-Rural Village RB-Rural Business IM-Industrial Mineral

Table No. 3.3(1)
TABLE OF LAND USE REGULATIONS
(RURAL AREA USES)

LAND USES	A(R)	EC	P	RV	RB	IM
B. Accommodation and Food Service						
Bed and Breakfast; up to five (5) guest rooms	A	A	A	SE	P	N
Boarding or Rooming Houses	SE	SE	SE	P	P	N
Short-term Residential Rental	P	P	P	SE	N	N

P-Permitted
SE-Special Exception
A-Accessory
N-Not Permitted

(2) ARTICLE 7A – “RT” RESIDENTIAL, TRANSITION DISTRICT

Section 7A.2 Special Exception Uses

(h) Short-term Residential Rental

(3) ARTICLE 8 – “RS” RESIDENTIAL, SUBURBAN DISTRICT

Section 8.2 Special Exception Uses

(k) Short-term Residential Rental

(4) ARTICLE 9 – “RU” RESIDENTIAL, URBAN DISTRICT

Section 9.2 Special Exception Uses

(k) Short-term Residential Rental

(5) ARTICLE 10 – “RM” RESIDENTIAL, MULTI-FAMILY DISTRICT

Section 10.2 Special Exception Uses

(l) Short-term Residential Rental

(6) ARTICLE 11 – “BL” BUSINESS, LOCAL DISTRICT

Section 11.1 Principal Permitted Uses

(l) Short-term Residential Rental

(7) ARTICLE 12 – “BG” BUSINESS, GENERAL DISTRICT

Section 12.1 Principal Permitted Uses

(a) Short-term Residential Rental

(8) ARTICLE 19C – “SED” SPECIAL ECONOMIC DEVELOPMENT DISTRICT

Section 19C.2 Principal Permitted Uses

(a) **Short-term Residential Rental**

(9) ARTICLE 22 DIVISION I – OFF STREET PARKING AND LOADING AREA REQUIREMENTS

Section 22.12(b)

1. Minimum Spaces Required

Land Use	Parking Required
Short-term residential rental, Bed and Breakfast, and Boarding House	1 parking space per bedroom

(10) ARTICLE 28A – DEFINITIONS

Dwelling:

A building containing one or more dwelling units. The term “dwelling” or any combination thereof shall not be deemed to include hotel, **boarding**/rooming house, motel, clubhouse, hospital, **short-term residential rental** or other accommodations used for more or less transient occupancy.

Short-term Residential Rental:

A non-owner-occupied residential structure that provides temporary lodging to transient guests for compensation. Proprietors may rent all or a portion of the structure. Such uses shall not exceed rental of individual rooms or the entire structure for more than 30 consecutive days per client/reservation. No site plan is required, however, off street parking must be provided in accordance with Article 22 Division 1 of this Ordinance. Signage that requires a zoning permit is prohibited.


Adopted this 13th day of July, 2021.
Effective this 13th day of July, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

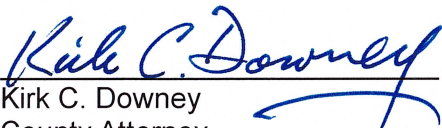


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Approved as to legal
sufficiency:


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