

ORDINANCE NO. ORD-2022-~~00~~

**AN ORDINANCE TO AMEND CERTAIN PROVISIONS OF THE
ZONING ORDINANCE FOR WASHINGTON COUNTY, MARYLAND
(RZ-22-001)**

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.

Planning and Zoning Staff filed an application requesting that amendments be made to the text of the Ordinance. The amendments proposed would amend certain Articles of the Ordinance to more fully define and allow for uses associated with educational facility campuses.

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

The Board held a public hearing for the purpose of taking testimony on the proposed amendments on July 12, 2022, pursuant to notice duly given.

The Board has considered the recommendations of the Planning Commission and the Planning Department staff, and testimony and materials received at the public hearing. The Board conducted this review in a public session.

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

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

**ARTICLE 21A - "ORT" OFFICE, RESEARCH AND
TECHNOLOGY DISTRICT**

Section 21A.1 Principal Permitted Uses

- (a) Educational institutions including, but not limited to, business and trade schools and colleges.

Educational facilities, accredited by the State of Maryland, that provide or award credit-bearing degrees, certificates, diplomas, and letters of recognition programs, as well as adult basic education and non-credit job training programs and lifelong learning courses. This use includes the following as examples of traditional higher education uses and related activities as part of the educational institution's campus. It is not intended or permitted for the following uses to be established separately from a parent educational institution on separate non-contiguous parcels.

1. Classrooms, laboratories, indoor or outdoor theaters and other performance venues, auditoriums and lecture halls, libraries, and offices for administrators, faculty, and college related organizations.
2. Parking structures and lots.
3. Child care facilities for services to faculty, administrators, students, and other patrons, and as training facilities.
4. Cultural, recreational, health, and fitness facilities.
5. Government offices and related facilities including buildings of a cultural, civic, educational, social or community service-type, and including libraries, playgrounds, and community centers.
6. Communications facilities, equipment, and structures including satellite dishes, telecommunication towers and antenna subject to setback requirements, and as needed in the routine performance of the institution's educational function. Commercial communication towers that are not for the exclusive use of the institution in the routine performance of its educational function shall be governed by Section 4.22 of this Ordinance.
7. Radio and television broadcasting facilities.
8. Athletic fields and sports stadiums, gymnasiums, and other sports related facilities for teaching or competition purposes (subject to specific parking and lighting standards contained in Article 22, Divisions I and X).
9. Student dormitories.
10. Museum and collection display facilities and functions.
11. Conference facilities.
12. Food service facilities for students, faculty, and other college personnel and visitors, and college-related functions and culinary arts training.
13. Bookstore facilities.
14. Medical facilities that provide medical services to students, faculty, and other college employees or facilities used for training in the medical and health professions (such as medical or dental clinics and laboratory and

diagnostic equipment).

15. Computer and data processing services, laboratories, and equipment.

16. Reprographic, banking, and security services.

17. Other training or educational activities and services and specialized training venues or facilities that may be necessary for same, such as truck driving courses, law enforcement or fire training facilities, and forensic laboratories, so long as there is a demonstrated and active link to the educational function of the college.

ARTICLE 21B "ORI" OFFICE, RESEARCH, AND INDUSTRY DISTRICT

Section 21B.1 Principal Permitted Uses

(a) The following uses permitted in the "ORT" District are permitted in the "ORI" District as modified herein:

1. Educational institutions including, but not limited to, business and trade schools and colleges.

Educational facilities, accredited by the State of Maryland, that provide or award credit-bearing degrees, certificates, diplomas, and letters of recognition programs, as well as adult basic education and non-credit job training programs and lifelong learning courses. This use includes the following as examples of traditional higher education uses and related activities as part of the educational institution's campus. It is not intended or permitted for the following uses to be established separately from a parent educational institution on separate non-contiguous parcels.

- i. Classrooms, laboratories, indoor or outdoor theaters and other performance venues, auditoriums and lecture halls, libraries, and offices for administrators, faculty, and college related organizations.
- ii. Parking structures and lots.
- iii. Child care facilities for services to faculty, administrators, students, and other patrons, and as training facilities.
- iv. Cultural, recreational, health, and fitness facilities.
- v. Government offices and related facilities including buildings of a cultural, civic, educational, social or community service-type, and including

- libraries, playgrounds, and community centers.
- vi. Communications facilities, equipment, and structures including satellite dishes, telecommunication towers and antenna subject to setback requirements, and as needed in the routine performance of the institution's educational function. Commercial communication towers that are not for the exclusive use of the institution in the routine performance of its educational function shall be governed by Section 4.22 of this Ordinance.
 - vii. Radio and television broadcasting facilities.
 - viii. Athletic fields and sports stadiums, gymnasiums, and other sports related facilities for teaching or competition purposes (subject to specific parking and lighting standards contained in Article 22, Divisions I and X).
 - ix. Student dormitories.
 - x. Museum and collection display facilities and functions.
 - xi. Conference facilities.
 - xii. Food service facilities for students, faculty, and other college personnel and visitors, and college-related functions and culinary arts training.
 - xiii. Bookstore facilities.
 - xiv. Medical facilities that provide medical services to students, faculty, and other college employees or facilities used for training in the medical and health professions (such as medical or dental clinics and laboratory and diagnostic equipment).
 - xv. Computer and data processing services, laboratories, and equipment.
 - xvi. Reprographic, banking, and security services.
 - xvii. Other training or educational activities and services and specialized training venues or facilities that may be necessary for same, such as truck driving courses, law enforcement or fire training facilities, and forensic laboratories, so long as there is a demonstrated and active link to the educational function of the college.

ARTICLE 21C - "ERT" EDUCATION, RESEARCH, AND TECHNOLOGY DISTRICT

Section 21C.1 Principal Permitted Uses

(a) ~~Colleges and universities,~~ Educational Facilities accredited by the State of Maryland, that provide or award credit-bearing degrees, certificates, diplomas, and letters of recognition programs, as well as adult basic education and non-credit job training

programs and lifelong learning courses. This use includes the following as examples of traditional higher education uses and related activities as part of the educational institution's campus. It is not intended or permitted for the following uses to be established separately from a parent educational institution on separate non-contiguous parcels.

1. Classrooms, laboratories, indoor or outdoor theaters and other performance venues, auditoriums and lecture halls, libraries, and offices for administrators, faculty, and college related organizations.

2. Parking structures and lots.

3. Child care facilities for services to faculty, administrators, students, and other patrons, and as training facilities.

4. Cultural, recreational, health, and fitness facilities.

5. Government offices and related facilities including buildings of a cultural, civic, educational, social or community service-type, and including libraries, playgrounds, and community centers.

6. Communications facilities, equipment, and structures including satellite dishes, telecommunication towers and antenna subject to setback requirements, and as needed in the routine performance of the institution's educational function. Commercial communication towers that are not for the exclusive use of the institution in the routine performance of its educational function shall be governed by Section 4.22 of this Ordinance.

7. Radio and television broadcasting facilities.

8. Athletic fields and sports stadiums, gymnasiums, and other sports related facilities for teaching or competition purposes (subject to specific parking and lighting standards contained in Article 22, Divisions I and X).

9. Student dormitories.

10. Museum and collection display facilities and functions.

11. Conference facilities.

12. Food service facilities for students, faculty, and other college personnel and visitors, and college-related functions and culinary arts training.

13. Bookstore facilities.

14. Medical facilities that provide medical services to students, faculty, and other college employees or facilities used for training in the medical and health professions (such as medical or dental clinics and laboratory and diagnostic equipment).

15. Computer and data processing services, laboratories, and equipment.

16. Reprographic, banking, and security services.

17. Other training or educational activities and services and specialized training venues or facilities that may be necessary for same, such as truck driving courses, law enforcement or fire training facilities, and forensic laboratories, so long as there is a demonstrated and active link to the educational function of the college.

Adopted and effective this 15th day of November, 2022.

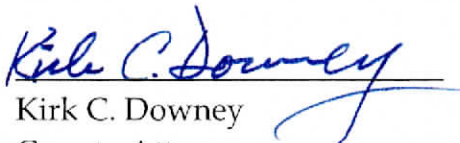
ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND


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sufficiency:


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