



# CITY OF LAUREL, MARYLAND

## ORDINANCE NO. 2016

### TEXT AMENDMENT NO. 264

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO AMEND THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 20 "LAND DEVELOPMENT AND SUBDIVISION REGULATIONS," TO UPDATE THE USE TABLES IN RESIDENTIAL AND COMMERCIAL ZONES, TO UPDATE THE SCHEDULE OF PARKING REQUIREMENTS, TO UPDATE THE SPECIAL EXCEPTIONS SECTION, TO UPDATE THE EXCEPTIONS AND SUPPLEMENTS TO ZONE REGULATIONS, AND TO UPDATE THE DEFINITIONS THEREIN.**

*Sponsored by the President at the request of the Administration.*

**WHEREAS**, the Mayor and City Council of Laurel adopted City Ordinance No. 1702, Text Amendment No. 223, on March 28, 2011, approving a Unified Land Development Code including all requirements for development within the City; and

**WHEREAS**, the Mayor and City Council desire to implement the changes recommended by City staff as set forth herein.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED**, by the Mayor and City Council of Laurel, Maryland that the following sections of the Laurel City Code, Chapter 20 "Land Development and Subdivision," Article I "Zoning" be and hereby are amended as follows: Division 1 "In General", Section 20-1.7. "Definitions", Division 5 "Zoning Districts", Section 20-6.13. "Table of residential uses.", Section 20-7.8. "Table of commercial uses.", Division 6 "Parking and Loading Facilities", Section 20-16.5. "Schedule of parking requirements.", Section 20-16.15. "Electric vehicle charging for new and existing buildings.", Division 9 "Exceptions and supplements to zone regulations", Section 20-20.8. "Solar energy collection panels.", Division 10 "Special Exceptions", Section 20-22.75. "Respite Care".

## SECTION 20-1.7. DEFINITIONS

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*Electric vehicle charging station.* The charging infrastructure plus the equipment that connects an electric vehicle to a source of electricity for the purpose of charging the vehicle. Charging stations must be Level 2 or greater.

*Electric vehicle (EV).* A vehicle that can be operated by an electric motor that draws electricity from a battery and is capable of being charged from an external source.

\* \* \*

*Level 2 EV ready charging.* Charging infrastructure that provides higher rate AC charging through a 240-volt in residential applications or 208-volt in commercial applications and allows for an electric vehicle to be plugged in using a portable charger.

\* \* \*

*Respite Care* - Short-Term living assistance residence or facility, with temporary or occasional care of people who are sick, elderly, and children with disabilities, behavioral and/ or medical issues to provide relief for their families or other primary caregivers.

\* \* \*

#### **Section 20-6.13. Table of Residential Uses.**

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Use	P-I	R-5	R-55	R-20	R-T	R-30	R-18	R-10	R-H	R-MD
Nursing homes, health, eleemosynary and philanthropic institutions, Respite Care and childcare residences	X	SE	SE	SE	SE	X	X	X	X	X

\* \* \*

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

\* \* \*

Use	C-N	C-C	C-G	C-SH	C-V	C-VAC
Tattoo parlor/body-piercing studio establishment.	X	X	SE	SE	SE	X

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#### **Sec. 20-16.5. – Schedule of parking requirements.**



\* \* \*

<i>Type of Use</i>	<i>Number of Spaces</i>	<i>Unit of Measurement</i>
* * * *		
Respite Care	1.0	Per guest
	1.0	Per employee

\* \* \*

**Sec. 20-16.15. – Electric vehicle charging for new and existing buildings.**

(a) Scope.

(1) This section applies to new construction of:

- a. Single-family detached and townhouse dwellings with a separate garage, carport, or driveway per unit.
- b. Single-family detached and townhouse communities with a shared parking area.
- c. Multi-family dwellings comprised of two (2) or more units.
- d. Nonresidential buildings, including commercial, office, and industrial units.

(2) This section does not apply to dwelling units and nonresidential buildings with building permits approved prior to October 1, 2023.

(3) Electric vehicle charging spaces shall be included in the total number of required parking spaces as set forth in the schedule in Section 20-16.5.

(b) Provision of electric vehicle charging infrastructure.

- a. New single-family detached and townhouse residential dwellings with a separate garage, carport, or driveway shall be equipped with one (1) Level 2 EV ready charging outlet per dwelling unit.
- b. New multi-family residential dwellings, single-family and townhouse communities with a shared parking area shall be equipped with one (1) electric vehicle charging station for every twenty-five (25) dwelling units.
- c. For new nonresidential buildings, ten percent (10%) of the total required parking spaces shall be equipped with electric vehicle charging stations.

(c) Fee waiver for existing buildings.

- a. Any existing residential or nonresidential building seeking to install electric vehicle charging infrastructure based on the requirements of this provision maybe eligible for a reduction of seventy-five percent (75%) in total permit fees pertaining to the installation of electric vehicle infrastructure by submitting a request to the City Administrator's Office.

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**Sec. 20-20.8. Solar energy collection panels.**

(a) *Standards for site improvements applicable in all zones.*

- (1) Solar energy collection panels used to provide off-premises consumption shall be permitted only on a property or contiguous properties constituting at least five (5) acres in size and shall be permitted solely in the I-G and I-CS Zones, subject to special exception and site plan approval. All other solar energy collection panels shall only be permitted as accessory uses to provide on-site consumption to the permitted principal and other accessory uses on a lot and shall not involve the production of power for off-premises consumption, nor shall such a use constitute a principal use on any lot. This prohibition shall not be interpreted to preclude the occasional sale of excess power from solar energy collection panels back to the public electric utility provider.

\* \* \*

(c) *Nonresidential requirements.*

- (1) *Roof line.* Installation of solar energy collection panels as accessory uses to provide on-site consumption to the permitted principal and other accessory uses on a lot shall be permitted on the roofs of nonresidential structures. Where said solar energy collection panels, support structures, frames, hardware and piping are visible to residential properties, appropriate screening materials shall be installed on the roof in an architectural design compatible with the building. Said panels shall be architecturally compatible with color scheme of roof to the extent possible. Said solar energy collection system shall not extend beyond the roof line of the structure. In no event shall the placement of the solar

panels result in a total height including building and panels than what is permitted in the zoning district which they are located for the principal building.

- (2) *Ground.* Installation of solar energy collection panels as accessory uses to provide on-site consumption to the permitted principal and other accessory uses on nonresidential lots shall be permitted in the side and rear yards of said lots provided, however, that if said solar energy collection panels are visible to residential lots or zones, the lot owner shall provide appropriate



effective natural buffering material that will completely block the view of said panels from abutting residential zone or properties. Ground arrays shall be located so that any glare is directed away from an adjoining property. All ground mounted solar energy collection panels as accessory uses to provide on-site consumption to the permitted and other accessory uses on nonresidential lots shall be screened from view at ground level from adjacent properties and streets with year-round vegetative screen, buildings and/or solid fencing. No site plan shall be required unless the Director of the Department of Economic and Community Development finds that the installation does not meet the standards herein. Installation of any ground array solar energy collection panel shall be subject to the issuance of a building and electrical permit. The Chief Building Official shall make a finding as to whether or not the ground installation meets the standards contained herein. All ground arrays used as accessory uses to provide on-site consumption to the permitted and other accessory uses on nonresidential lots shall be set back in conformance with the bulk standards for accessory structures in commercial districts as provided elsewhere in the Unified Land Development Code. The total surface area of all ground-mounted solar energy collection panels as accessory uses to provide on-site consumption to the permitted and other accessory uses on the lot shall not exceed one thousand two hundred (1,200) square feet on each lot. Ground arrays shall not exceed a height of ten (10) feet.

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#### **Sec. 20-22.75.- Respite Care**

Respite Care shall comply with the following:

- (1) It shall only be located within a single-family dwelling (one family detached) that is the permanent residence of the owner.
- (2) Only one (1) Respite Care is permitted within a quarter mile (.25 miles) radius.

The City of Laurel shall maintain a database for all Respite Care or Short-Term Living Assistance residences, which will include, but is not limited to the following:

- (1) The property owner's name, phone number, and email address.
- (2) The name, phone number and e-mail address for designated emergency contacts.

\* \* \*

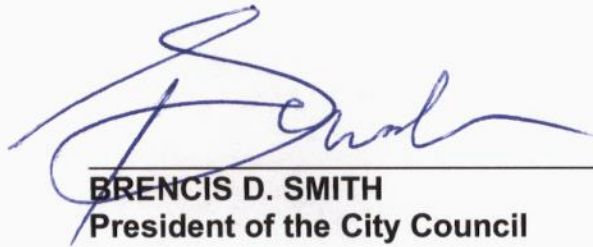
**AND, BE IT FURTHER ENACTED AND ORDAINED**, that this Ordinance shall take effect on the date of its passage.

**PASSED** this 25<sup>th</sup> day of September, 2023.

**ATTEST:**



**SARA A. GREEN, CPM, CMC**  
City Clerk



**BRENCIS D. SMITH**  
President of the City Council

**APPROVED** this 25<sup>th</sup> day of September, 2023.



**CRAIG A. MOE**  
Mayor