



CITY OF LAUREL, MARYLAND

ORDINANCE NO. 1999

TEXT AMENDMENT NO. 262

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, COMMERCIAL, INDUSTRIAL, AND OFFICE ZONES, TO UPDATE THE SCHEDULE OF PARKING REQUIREMENTS, AND TO UPDATE THE DEFINITIONS THEREIN.

Sponsored by the President at the request of the Administration.

WHEREAS, on March 28, 2011, the Mayor and City Council of Laurel, Maryland adopted City Ordinance Number 1702, Text Amendment Number 223, enacting Laurel City Code, Chapter 20: "Land Development and Subdivision Regulations", known as the "City of Laurel Unified Land Development Code," which contains all requirements for development within the City; and

WHEREAS, the City Council desires to make the changes recommended by City staff as set forth herein.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council 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.", Section 20-8.3. "Table of office uses.", Section 20-9.5. "Table of industrial uses.", Division 6 "Parking and Loading Facilities", Section 20-16.5. "Schedule of parking requirements.", Division 7 "Signs and Advertising Structures", Section 20-17.2. "Definitions".



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Section 20-1.7. Definitions.

* * * *

Automated teller machine; exterior, lobby, or highway oriented. An automated teller machine, as defined herein, which is located ~~on the exterior wall, or~~ in direct proximity to the main entrance of a financial institution, retail, automotive, office, or other service establishment, or which is located within a freestanding structure such as a kiosk, or within an accessory building or structure to a main use.

Automated teller machine, drive-thru. A mechanized machine designed for automated, non-attended electronic financial transactions operated by banking and other financial institutions that accommodates patrons in motor vehicles by serving them while they remain seated in their vehicles via a driveway approach to a kiosk or other service window.

* * * *

~~*Bank/credit union/savings and loan association.*~~ *Financial institution.* A financial institution that engages in activities that may include, without limitation, the receipt, disbursement or exchange of funds and currencies, initiating and processing loans, and conducting investment activity.

* * * *

Bed and breakfast facility lodging. An accessory use to a single-family residence in which no more than four (4) rooms are rented and breakfast service only is provided to guest clients, for lengths of stay ranging from one (1) night to no more than two (2) weeks in any one (1) visit, by the owner of the principal structure living on-site.

* * * *

~~*Brewery, pub.*~~ *Brewpub.* A restaurant that prepares malt beverages as an accessory use intended for consumption on the premises. The area used for brewing, including bottling and kegging, shall not exceed twenty-five (25) percent of the total floor area of the total gross floor area of the restaurant. Production capacity shall be limited to not more than one thousand five hundred (1,500) barrels per year. A barrel is equivalent to thirty-one (31) gallons.

* * * *

~~*Carnival, circus, fair.*~~ *Carnival/circus/fairground.* A temporary outdoor amusement center, bazaar, or fair, involving use of special purpose equipment, and conducted by professional operators, that includes activities such as rides, exhibitions, food service, toy sales, and small-scale games. This shall not include adult entertainment uses.

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City planner. The City of Laurel Director of the Department of ~~Community Planning and Business Services, or their designee~~ Economic and Community Development, or their designee.

* * * *

Commercial kitchen. A fully equipped prep kitchen that is rented out for shared use. May also refer to: culinary kitchens, shared kitchens, community kitchens, kitchen incubators, food innovation centers, accelerators, and food hub uses.

* * * *

Food truck lot. An area on private property designated to accommodate two or more licensed and/or permitted food trucks.

* * * *

~~*Health club/spa.*~~ *Health club/spa/gym.* An establishment that provides exercise facilities such as running, jogging, aerobics, weightlifting, court sports, swimming, yoga, and dance rooms, and which may also provide massages, spa treatments, saunas, locker rooms, showers, and other related accessory uses. This shall not include adult entertainment uses.

* * * *

Movie theater, cineplex. A complex or structure with multiple movie theaters in which each theater can show movies independent of others in the complex. This shall not include adult entertainment uses.

* * * *

Restaurant, specialty. Establishments whose primary business is the sale of a single specialty type of food or nonalcoholic beverage that is not considered a complete meal. The sale of other food, beverages, or merchandise is incidental to the sale of the specialty food or nonalcoholic beverage. Examples of a specialty restaurant include but are not limited to ice cream shop, coffee shop, baked goods café, delicatessen.

* * * *

Winery. A processing facility used for the fermenting and processing of fruit or fruit juice into wine, and/or the re-fermenting of still wine into sparkling wine. Processing includes all steps in the winemaking process, including, without limitation, crushing, fermenting, blending, aging, storage, warehousing, bottling, wholesale and retail sales and administrative office functions for the use. This use shall also include cider and other similar alcoholic products (beer and liquor excluded).

Underlining indicates new language added.
Strikethroughs indicate language deleted.
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Winery, boutique. A small scale wine processing facility that produces one hundred (100) to five thousand (5,000) cases of wine, sparkling wine, or cider (alcoholic or non-alcoholic) per year. The area used for fermenting, blending, crushing, aging, warehousing, and bottling shall not exceed twenty (20) percent of the gross floor area of the leased or owned commercial space. At least fifty percent (50%) of the commercial space shall be dedicated to areas for wine product tastings and licensed commercial sales of the wine/cider products that are made on or off site.

* * *

Section 20-6.13. Table of residential uses.

* * *

Table of Residential Uses										
Uses	P-I	R-5	R-55	R-20	R-T	R-30	R-18	R-10	R-H	R-MD
* * *										
	X	X	X	X	X	X	X	X	X	
* * *										
<u>Animal hospitals, on lots having an area of one (1) acre or more</u> <u>Animal hospital (on a lot of one or more acres)</u>	X	P	X	X	X	X	X	X	X	X
* * *										
Bed and breakfast facility (minimum	X	SE	SE	SE	X	X	X	X	X	X

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lot area ten thousand (10,000) square feet) <u>Bed and breakfast lodging (on a lot of 10,000 square feet or greater)</u>										
* * *										
Building, community:	X	X	X	X	X	X	X	X	X	SE
* * *										
Funeral home (funeral parlor) <u>Funeral home/parlor</u>	X	SE	SE	SE	X	X	X	X	X	X
* * *										
Golf courses, country clubs, private clubs, including community buildings and similar recreational uses not owned or operated by a public agency, including accessory golf driving ranges but excluding miniature golf courses and other recreational uses of a commercial nature <u>Golf courses, country clubs, and private</u>	SE	SE	X	X	X	X	X	X	X	X



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<u>clubs, including community buildings and similar recreational uses.</u>										
* * *										
House of worship, convents, and monasteries: <u>House of worship, convent, and monastery uses:</u>										
<ul style="list-style-type: none">Located on a lot less than 1 acre in size.	P	P	P	P	P	P	P	P	P	P
<ul style="list-style-type: none">Located on a lot 1 acre or greater in size.	P(hh)	P(hh)	P(hh)	P(hh)	P(hh)	P(hh)	P(hh)	P(hh)	P(hh)	P(hh)
* * *										
Landfill, sanitary	X	X	X	X	X	X	X	X	X	X
* * *										
Parking of farm vehicles and vehicles and machinery associated with general agriculture uses	X	X	X	X	X	X	X	X	X	X
Public buildings and uses	P	P	P	P	P	P	P	P	P	P

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Public buildings and uses:										
<div>Public parks, playgrounds, and other recreational areas, buildings including community buildings, if owned or operated by a public agency.<ul style="list-style-type: none">Public parks, playgrounds, and other recreational areas, buildings including community buildings, publicly owned and operated</div>	P	P	P	P	P	P	P	P	P	P
<div>Public parks, playgrounds, swimming pools (public and private), and other public recreational areas, but excluding commercial recreational uses, except as provided herein<ul style="list-style-type: none">Public parks, playgrounds, swimming</div>	P	P	P	P	P	P	P	P	P	P

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<u>pools, (public and private), and other public recreational areas, excluding commercial recreational uses, except provided herein</u>										
Public utility facility, use, and/or structure <ul style="list-style-type: none"><u>Public utility facility, use, and/or structure</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
* * *										
Quarry	X	SE <u>X</u>	X	X	X	X	X	X	X	X
* * *										

* * *

- (b) Retail sales and consumer service establishments incidental to and located within a multifamily structure which ~~is six (6) or more stories in height and which has one hundred fifty (150)~~ three (3) or more dwelling units therein, limited to drug store, restaurant, newsstand, barber shop, beauty shop, valet shop, and delicatessen primarily for service to the residents of such structure or project, provided:
- (1) Such establishments shall not be located above the ground level floor, except as provided in paragraph (2) below; any limited professional uses permitted as special exceptions shall be confined to the same floor.

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- (2) In addition to the floor occupied by such establishments, a restaurant, sauna, solarium, or health club may be permitted on the top or penthouse floor of a structure or project.
- (3) ~~There shall be no entrances directly from the street to such establishments.~~
- (4) ~~There shall be no sign visible from outside the building, advertising the presence of such establishments.~~
- (5) (3) Such establishments shall be so located and constructed as to protect the tenants of the building from noise, traffic, odors, and interference with privacy.

Section 20-7.8. Table of commercial uses.

* * *

Use	C-N	C-C	C-G	C-SH	C-V	C-VAC
Age restricted housing	P	<u>X</u>	SE	<u>X</u>	SE	<u>SE</u>
* * *						
Animal kennel	<u>X</u>	X	<u>SE</u>	X	<u>SE</u>	X
Animal boarding/kennel service	<u>X</u>	<u>X</u>	<u>SE</u>	<u>X</u>	<u>SE</u>	<u>X</u>
* * *						
Artistic studio	<u>P</u>	P	P	P	P	P
Artistic studio, not including adult entertainment establishments	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Child day care residence <u>Child day care facility within a residence</u>	P	P	P	P	X	SE

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Child day care facility <u>Child day care facility not within a residence</u>	X	P	P	P	X	SE
* * *						
Automated teller machines, exterior <u>Automated teller machines, drive-thru</u>	X	SE	SE	SE	SE	SE
* * *						
Bank/credit union/savings and loan association <u>Banking institution</u>	X	P	P	P	P	P
Bank/credit union/savings and loan association with drive thru facilities <u>Banking institution with drive-thru</u>	X	SE	SE	SE	X	X <u>SE</u>
* * *						
Bed and breakfast facility (Minimum lot area 10,000 square feet) <u>Bed and breakfast lodging (minimum lot area of 10,000 square feet)</u>	X	X	X	X	SE	X
Brewery, pub <u>Brewpub</u>	X	X	SE	X	SE	X
* * *						
Carnival, circus, fair not to exceed 15 days' duration (does not include adult entertainment uses defined in this article) <u>Carnival/circus/fairground (Not to exceed a duration of 15 days per calendar year)</u>	X	P	P	P	X	X
* * *						

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Conference center, excluding rental halls	X	X	SE	X	X	SE
<u>Conference center</u>						
<u>Commercial kitchen establishment</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
* * *						
Day care uses:						
<u>Dwelling units, townhouse</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SE</u>
— Adult day care residence	SE	X	X	X	P	P
<u>Adult day care within a residence</u>						
— Adult day care facility	X	X	X	X	P	P
<u>Adult day care facility not within a residence</u>						
* * *						
Funeral home (funeral parlor)	X	X	P	X	X	P
<u>Funeral home/parlor</u>						
* * *						
<u>General contractor company</u>	<u>X</u>	<u>SE</u>	<u>SE</u>	<u>X</u>	<u>SE</u>	<u>X</u>
* * *						
Health club or spa, not including adult massage parlors. Health club/spa, not including adult massage parlors	X	X	P	P	P	P
<u>Health club/spa/gym</u>						
* * *						
House of worship, convents, and monasteries:						
<u>Houses of worship, convents, and monastery uses:</u>						



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• Located on a lot less than 1 acre in size.	P	P	P	P	P	P
• Located in a building that was constructed on a lot less than 1 acre in size.	P	P	P	P	P	P
• Located on a lot 1 acre or greater in size.	P(hh)	P(hh)	P(hh)	P(hh)	P(hh)	P(hh)
Laboratory	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * *						
Movie theater, Cineplex, not an adult theater or adult motion picture theater <u>Movie theater, cineplex</u>	X	P	P	P	X	X
* * *						
Print shop/copy shop <u>Print/copy shop</u>	X	P	P	P	P	P
* * *						
Public facility, use, and structure <u>Public facility, use and or/structure</u>	SE	SE	SE	SE	SE	SE
Recreational facilities (indoor), commercial, not including adult entertainment establishments <u>Recreational facility, indoor</u>	X	SE	P	P	X	P
Recreation facility, commercial outdoor, not including adult entertainment establishments <u>Recreational facility, commercial outdoor</u>	X	X	SE	SE	X	X
Restaurant, drive-in	X	X	SE	SE	X	<u>SE</u>

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Retail sales establishment, specialty, auto parts store	X	X	P	P	P	<u>P</u>
<u>Winery, boutique</u>	X	X	P	X	SE	X

* * *

Section 20-8.3. Table of office uses.

* * *

Use	O-B	O-B-E
* * *		
<u>Banking institution</u>	<u>P</u>	X
Bank/credit union with drive-thru <u>Banking institution with drive-thru</u>	SE	X
* * *		
<u>Print shop/copy shop</u> <u>Print/copy shop</u>	P	X
* * *	SE	SE
<u>Restaurant Specialty</u> <u>Restaurant, specialty</u>	P	X
* * *		

* * *

Section 20-9.5. Table of industrial uses.

* * *

Use	I-CS	I-G	I-RTP
* * *			
<u>Auction facility (selling of livestock or animals prohibited). (b)</u> <u>Auction facility (b)</u>	X	SE	X



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<u>Commercial kitchen establishment</u>	<u>P</u>	<u>P</u>	<u>X</u>
Contractor's storage yard (material(s) and machinery must be wholly within an enclosed building(s)). <u>Contractor's storage yard</u>	SE	P	X
* * *			
<u>Copy/print shop</u> <u>Print/copy shop</u>	P	P	P
* * *			
(Current ordinance has blank space here)			
* * *			
House of worship, convents, and monasteries: <u>Houses of worship, convents, and monastery uses:</u>			
• Located on a lot less than 1 acre in size.	P	X	X
— • Located in a building that was constructed on a lot less than 1 acre in size.	P	X	X
• Located on a lot 1 acre or greater in size.	P(q)	X	X
— • Located in a building that was constructed on a lot 1 acre or greater in size.	P(r)	X	X
Indoor shooting range provided sound insulation is provided to prevent any noise being heard outside the premises <u>Indoor shooting range</u>	X	SE	X
* * *			
Nursery or garden center <u>Nursery/garden center</u>	SE	SE	X
* * *			

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Recreational facilities (indoor), commercial, not including adult entertainment establishments <u>Recreational facilities, commercial indoor</u>	P	P	X
<u>Shooting ranges, indoor</u>	X	SE	X
* * *			
Warehouse and/or distribution center	SE	SE	X
<u>Warehouse and/or distribution center uses:</u>			
• <u>On a lot of 10,000 square feet or greater</u>	SE	SE	X
• <u>On a lot of less than 10,000 square feet</u>	P	P	P
<u>Winery</u>	X	SE	X
Wholesale establishment	SE	SE	SE(ø)
<u>Wholesale establishment uses:</u>			
• <u>On a lot of 10,000 square feet or greater</u>	X	SE	X
• <u>On a lot of less than 10,000 square feet</u>	P	P	X
* * *			

* * *

Section 20-16.5. Schedule of parking requirements.

* * *

Type of Use	Number of Spaces	Unit of Measurement
* * * *		
<u>Rental/event hall</u>	<u>10.0</u>	<u>1,000 sq. ft. available to patrons</u>

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	<u>+1.0</u>	<u>Employee</u>
* * * *		
Commercial Trade (Generally Retail)/Services:		
Normal Parking Generation Group (Consists of: retail sales and service establishments that generate an average parking demand, and include such uses that are not listed below.)	1.0	100 sq. ft. of the first 3,000 sq. ft. GFA
	<u>+1.0</u>	200 sq. ft. of GFA above the first 3,000 sq. ft.
<u>Average Parking Generation Group</u> (Retail sales and service establishments that generate an average or above average parking demand, as determined by Laurel ECD):		
	<u>1.0</u>	<u>100 sq. ft. of the first 3,000 sq. ft. of GFA</u>
	<u>+1.0</u>	<u>200 sq. ft. of GFA above the first 3,000 sq. ft.</u>
Low Parking Generation Group (Consists of: furniture stores; carpeting and floor covering stores; retail upholstery shops; sporting goods, which may include marine equipment and supplies; vehicle, trailer, boat sales (indoor); office supply and business machines sales; similar uses which, because of their large areas of display space, generate relatively small demands for parking space.)	1.0	400 sq. ft. of GFA
<u>Low Parking Generation Group</u> (Retail and service establishments that generate low parking demand, as determined by Laurel ECD):		
<ul style="list-style-type: none">• <u>Specialty retail and service establishment uses such as but not limited to: furniture stores, upholstery stores, sporting goods, electronic cigarette shops, recreational vehicle sales establishments, print/copy shops,</u>	<u>1.0</u>	<u>400 sq. ft. of GFA</u>



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<u>bakeries, ice cream shops, auto parts shops, gun shops, tobacco shops (excluding smoking lounges).</u>		
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Section 20-17.2. Definitions.

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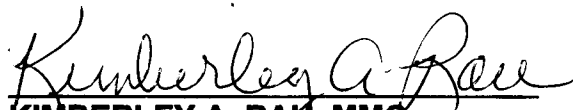
Sign, lease. Temporary sign advertising exclusively the lease of a multi-family residential building, commercial building, or mixed-use building. The lease sign is able to remain in place only until eighty (80) percent of the building is leased.


* * *

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

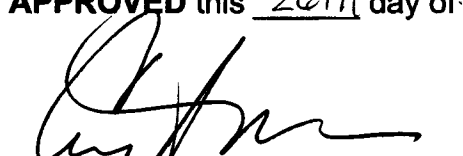
PASSED this 26th day of September 2022.

ATTEST:


KIMBERLEY A. RAU, MMC
Clerk to the City Council


BRENCIS D. SMITH
President of the City Council

APPROVED this 26th day of September 2022.


CRAIG A. MOE
Mayor