

§267-60. CI, LI and GI Industrial Districts.

A. Purpose.

(1) CI Commercial Industrial District. This district is intended for industrial, office and business uses of a moderate scale and intensity.

(2) LI Light Industrial District. This district is intended to permit a mix of light manufacturing, warehousing and service uses. Retail sales are not permitted, except as accessory to a manufacturing or distribution operation where the product is produced or warehoused on site. **Omitted: "or as otherwise permitted."**

FOH: Supports the omission.

(3) GI General Industrial District. This district is intended for industrial uses of a larger scale or more intensive processing with large areas of unenclosed storage, which may generate substantially more impact on surrounding properties. Retail sales are not permitted, except as accessory to a manufacturing operation where the product is produced or warehoused on site. **Omitted: "or as otherwise permitted."**

FOH: Supports the omission.

B. General regulations.

(1) Minimum lot area, area per dwelling or family unit, building setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in Tables 60-1 through 60-3, shall apply, subject to other requirements of this Part 1.

NEW (2) Landscaping shall comply with the requirements set forth in §267-29 (Landscaping).

NEW (3) Buffer yards shall comply with requirements set forth in §267-30 (Buffer yards).

NEW (4) Signage shall comply with requirements set forth in §267-33 (Signs).

NEW (5) Lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so that the light intensity or brightness shall not adversely affect the operation of vehicles or reflect onto residential lots or buildings.

FOH: This should be a blanket requirement throughout the code.

C. Specific regulations applicable to industrial districts. The following uses are permitted, subject to the additional requirements below:

(1) Agriculture. ~~On a lot of 2 acres or more~~, all buildings associated with this use, including farmhouses, barns and silos, shall meet the required minimum setbacks for principal uses.

FOH: Remove acreage restrictions for agriculture.

(2) Motor vehicle filling or service stations, and **(ADDED) towing businesses with storage facilities**, in the CI, and motor vehicle repair shops in the CI and **(ADDED) GI District**, provided that:

(a) Pumps shall be at least 25 feet from all road rights-of-way.

(b) All portions of the lot used for storage or service of motor vehicles shall be paved with a **structured pervious surface (CHANGED from "hard surface"**, including travelways. **Do we really want pervious surfaces under vehicles that are being stored (or serviced or awaiting service)? We'll never know how much gas, oil, etc drips out of all this stuff, especially if it's been in an accident and towed to the site. Suggest damaged vehicles be required to be stored indoors, undamaged vehicles outdoors but with inspections (quarterly?) to remove contaminated soil.**

(c) No obstructions which limit visibility at intersections or driveways shall be permitted.

[sic] (e) Vehicles, except those vehicles used in the operation of the business or stored pending insurance settlement may not be stored on the property for more than 90 calendar days, **(ADDED) except for towing and storage facilities.**

(f) A motor vehicle filling or service station shall only be permitted if all properties adjacent to the proposed use are served by a public water supply.

(3) Extraction activities in the CI and GI Districts, provided that:

(a) Upon filing an application with the Maryland Department of the Environment, the applicant shall file a copy of the application with the Department of Planning and Zoning.

(b) Extraction activities shall be buffered from adjacent residential lots and public roads pursuant to §267-30 (Buffer yards) or by a planted earth berm not less than 6 feet in height and 15 feet in width.

(c) The following buffer requirements shall be maintained:

[1] All areas in which extraction, washing, crushing, processing, blasting, overburden storage or disposal or similar activities shall be at least 800 feet from the property line of any parcel with an R1, R2, R3, R4, VR or RO zoning classification; and

[2] All areas in which extraction, washing, crushing, processing, blasting or similar activities occur shall be at least ~~200~~ 800 feet from the property line of any parcel with an AG or RR zoning classification.

FOH: A 200' setback from AG or RR Districts is not sufficient for areas in which extraction, washing, crushing, processing, blasting, and similar activities occur. Activities associated with mining operations create adverse conditions for the surrounding area, and they all generate noise, dust and dirt, vibration, and disturbance to adjoining properties, regardless of the zoning. This can be proven by checking the number of complaints which have been filed with the County over the years by residents who live in close proximity to existing mining operations. The 800' setback should apply from all residential and agricultural zoning districts because of the proximity to residential uses.

(4) Design requirements. The following design requirements shall apply in the CI, LI or GI Districts:

(a) Lot coverage. The maximum building coverage and maximum impervious surface standards shall be as follows:

District	Maximum Building Coverage (percent of total lot)	Maximum Impervious Surface (percent of total lot)
CI	50%	85%
LI	55%	85%
GI	60%	90%

(b) Parking. All parking or loading facilities shall be accommodated on the lot. All roads and parking areas shall be paved with **(CHANGED from) "all-weather dustless surface"** asphalt or concrete.

(5) Modification of height requirements. Maximum building height may be exceeded if side and rear yards are increased in width and depth by 1 additional foot for every 1 foot of excess height **AND ONLY IF ACCOMPLISHED THROUGH THE PURCHASE OF TDRs. MAXIMUM IMPERVIOUS SURFACE SHALL NOT BE INCREASED.**

FOH: We find no other district where maximum height may be exceeded. We believe this would be an excellent use of TDRs.

OK, I'm going out on a limb here and you guys can saw away. I suggest that TDRs apply only to residential rezoning since (1) TDRs are based on 1 residence per 10 acres AG, and (2) unlike residences, industrial areas probably pay more taxes than they use in services. For residential TRDs, I propose that each AG TDR be worth one acre of residential development, regardless of inside or outside the Envelope. So in RR, 2 TDRs would be required, protecting 20 acres of AG. In R1 through R4, one TDR per acre would mean more money to the farmer without significantly affecting the final price of the denser housing we want to encourage via smart growth. Example: If an AG TDR is worth \$20,000, one house in RR would pay \$40,000 but one condo in R4 could pay only \$2,000.

(6) Use limitations within the Commercial Industrial (CI) District. Any use permitted within the CI District shall be subject to the following:

(a) Enclosed building. All uses permitted shall be conducted within an enclosed building, except for parking, loading, unloading, incidental storage and display, or as otherwise permitted.

(b) Outside storage restriction. Outside storage of materials or equipment not enclosed within a building or structure shall not cover more than 50% of the area and shall not be within the required front yard. Outside storage for the following uses may exceed 50% of the lot area when located not less than 200 feet from any residential district.

[1] Building material sales yards, including concrete mixing; lumberyard, including millwork; contractor's equipment storage yard or plant or rental of equipment commonly used by contractors; storage and sale of livestock feed and/or solid fuel, provided that dust is effectively controlled; storage yards for vehicles of a delivery service; and public utility yards for construction, maintenance or storage.

[2] Carnivals, circuses, concerts or public events.

[3] Flammable liquids, underground storage only, not to exceed 25,000 gallons.

[4] Liquefied petroleum products, provided that said products are stored in tanks which meet the American Society of Mechanical Engineers Code design approval, and said storage shall comply with the rules and regulations of the latest edition of the NFPA No. 58 Standard for the storage and handling of liquefied petroleum gases, including any revisions thereof, and that the extent of such installation shall not exceed 30,000 gallons water capacity.

Omitted - Retail sales provided no more than 2 retail trade uses are on any single lot.

(7) Use limitations within the Light Industrial (LI) District. Any use permitted within the LI District shall be subject to the following:

(a) Enclosed building. All uses permitted shall be conducted within an enclosed building, except for parking, loading, unloading, incidental storage and display or as otherwise permitted.

(b) Outside storage restriction. Outside storage of materials or equipment, not enclosed within a building or structure, shall not cover more than 50% of the gross area and shall not be within the required front yard. Outside storage for the following uses may exceed 50% of the lot area when located not less than 200 feet from any residential district.

[1] Building material sales yards, including concrete mixing; lumberyard, including millwork; contractor's equipment storage yard or plant or rental of equipment commonly used by contractors; storage and sales of livestock feed and/or solid fuel, provided that dust is effectively controlled; storage yards for vehicles or a delivery service; and public utility yards for construction, maintenance or storage.

[2] Carnivals, circuses, concerts or public events.

(8) Use limitations within the General Industrial (GI) District. Any use permitted in the GI District shall be subject to the following:

(a) Outside storage restrictions. Outside storage of materials or equipment shall not exceed 70% of the gross lot area.

(b) Industrial developments with overall development plan approval from the Department of Planning and Zoning prior to the effective date ~~of this Act~~ [SEPTEMBER 1982](#) may include office, retail and service uses. Service uses, except personal services, may occupy up to 10% of the parcel area, retail trade and personal service uses up to 5%.

FOH: This language is unchanged from the old code. A date of 1982 then needs to be applied or this can be read as of 2008 or whenever this is passed.

(9) Housing for the elderly in the CI District when developed in accordance with Article VIII.

(10) Continuing care retirement community (CCRC). The CCRC shall be developed in accordance with the provisions of Article VIII. The CCRC shall be permitted in the CI District. The minimum lot size is 20 acres.

(11) Noncompetitive recreational amusement cars in the CI District, provided that:

(a) The minimum lot size shall be 5 acres.

(b) The project shall be directly accessible by 1 or more existing or planned arterial or collector roads.

(c) A minimum 100 foot setback shall be maintained from any adjoining residentially zoned properties.

(d) A Type "C" buffer shall be established, pursuant to §267-30 (Buffer yards).

FOH: We find it strange to hang all these restrictions on an amusement when we don't know if it exists in the county.

Omitted "limit noise levels not to exceed 65 decibels"

[sic](f) The operation of the cars shall not occur between the hours of 11:00 p.m. and 8:00 a.m.

(12) Rubble landfills are permitted in accordance with §267-87 (Rubble Landfills).

FOH: We find the lack of noise limits throughout this code to be intolerable. We recommend institution of Noise Pollution controls section of the code be included after Buffer Yards.