

COUNTY ORDINANCE NO. 21-03

A BILL ENTITLED

AN ACT CONCERNING Self-Storage Uses in the Town Center (TC) Zoning District in Queen Anne’s County, Maryland;

FOR THE PURPOSE of permitting self-storage uses, with interior access only in the Town Center (TC) Zoning District in Queen Anne’s County; revising the definition of “Light Industrial Use” under the general definition of “Industrial Use”; providing a definition for “Self-Storage Facility (interior access only)”; and generally dealing with and providing for self-storage uses with interior access only in Chapter 18 of the Code of Public Local Laws of Queen Anne’s County;

BY AMENDING Section 18:1-28, and the definition of “Light Industrial Use” in 18 App-1 and ADDING a definition of Self-Storage Facility (interior access only) in 18 App-1 of the Code of Public Local Laws of Queen Anne’s County, Maryland.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, MARYLAND that Section 18:1-28 and the definitions contained in Chapter 18 App-1 be amended and/or added to as follows:

(**Bold** indicates language proposed to be added to the County Code. ~~Strike-through~~ indicates language proposed to be deleted from the County Code. *Italic* indicates the term is defined in APPENDIX – a Glossary.)

18:1-28 Town Center (TC) District

18:1-28 C. (1) Permitted uses.

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(**rr**) *Self-storage facility (interior access only)*.

## CHAPTER 18 APPENDIX – a: Glossary

### 18: App-1 Definitions

#### INDUSTRIAL USE

A. Any development approved by the County or a municipal corporation that have the following characteristics and include the following categories of use.

##### (1) LIGHT INDUSTRIAL USES

Include wholesale distribution and manufacturing activities generally conducted indoors where nuisances associated with the use, such as noise, odor, smoke and dust, are minimal; blacksmith shops; boat building; miniwarehouses (with and without outdoor storage); *self-storage facility (interior access only)*; materials sales or storage yards (excluding asphalt or concrete mixing); bulk materials or machinery storage (fully enclosed); boat repair and auto repair; carpet and rug cleaning plants; contractors' offices and equipment storage yards; dry-cleaning and laundry plants serving more than one outlet; extermination shops; food processing and packing plants; fuel oil (storage and sales); furniture cleaning plants; furniture refinishing shops; lumberyards; manufacturing (including the production, processing, cleaning, testing and distribution of materials, goods, foodstuffs and products) in plants with fewer than 500 employees on a single shift; mirror supply and refinishing shops; monument works; ornamental iron workshops; pilot plants; printing plants; scientific (e.g., research, testing or experimental) laboratories; trade shops (including cabinet, carpentry, planning, plumbing, refinishing and paneling); truck terminals; wholesale business and storage (wholesale business are not warehouse clubs that can be joined for a membership fee where a variety of goods are offered in bulk at wholesale or discounted prices); showrooms; incidental retail stores (that do not exceed 25,000 square feet of floor area) associated with building and plumbing supply distribution

operations.

**SELF-STORAGE FACILITY (interior access only)**

- A. A building, or group of buildings, which provides individual units accessed solely through interior hallways (with no direct outdoor access to individual units), each unit being leased to an individual for dead storage and not in conjunction with the day-to-day operation of a business.**
- B. May include an office for the sole purpose of conducting business specific to the *Self-storage facility*.**

SECTION II

BE IT FURTHER ENACTED that this Ordinance shall take effect on the forty-sixth (46th) day following its adoption.

INTRODUCED BY: Commissioner Moran

DATE: April 27, 2021

PUBLIC HEARING HELD: June 22, 2021 @ 6:20 p.m.

VOTE: 5Yea 0 Nay

DATE OF ADOPTION: July 13, 2021

EFFECTIVE DATE: August 28, 2021