

**CODE HOME RULE
BILL NO. 1-18**

A Bill Entitled:

**“AN ACT TO AMEND OFF-STREET PARKING STANDARDS
FOR INDUSTRIAL, PROFESSIONAL, AND
INSTITUTIONAL OFFICE BUILDINGS**

WHEREAS, by Code Home Rule Bill No. 2-17 a comprehensive revision was made to the Allegany County Zoning Law; and

WHEREAS, by Code Home Rule Bill No. 2-17 a change was made to parking standards for industrial, professional, and institutional office buildings; and

WHEREAS, it has been determined that the changes in the parking standards for industrial, professional, and institutional office buildings appear to have been unnecessary, and have become problematic; and

WHEREAS, it is the intention to revert to the previous parking standards for industrial, professional, and institutional office buildings.

NOW, THEREFORE, based upon a recommendation from the Planning & Zoning Commission dated June 6, 2018, the Code of Public Local Laws of Allegany County, Maryland (2011 Edition, as amended), is hereby amended as follows:

SECTION I.

That § 360-139 C (2) is hereby repealed in its entirety, and a new § 360-139 C (2) is hereby enacted to read as follows:

§ 360-139

C.

(2) Industrial, professional and institutional office buildings shall have parking spaces equal to 50% of the number of employees at the peak shift, plus one space for each vehicle used in the business and adequate visitor parking.

And it is further enacted that Table 5 of § 360 is hereby amended to reflect the textual change, as follows:

**Table 5
Parking Requirements**

Use	Number of Spaces
Industrial, professional and institutional office buildings	1/2 space per each employee at peak shift, plus 1 space per each vehicle used in the business, plus adequate spaces for visitor parking

SECTION II.

AND BE IT FURTHER ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ALLEGANY COUNTY, MARYLAND, that this Act shall become effective forty-five (45) days from the date of its passage.

PASSED this ____ day of _____, 2018.

**BOARD OF COUNTY COMMISSIONERS
OF ALLEGANY COUNTY, MARYLAND**

Jacob C. Shade, President

Creade V. Brodie, Jr., Commissioner

ATTEST:

William R. Valentine, Commissioner

Brandon S. Butler, County Administrator

CERTIFICATION

I, Brandon S. Butler, County Administrator and Clerk to the County Commissioners of Allegany County, Maryland, hereby certify that the above action of the Commissioners is a part of the formal, written record of the public meeting on the ____ day of _____, 2018.

Brandon S. Butler, County Administrator

S E A L



ALLEGANY COUNTY PLANNING COMMISSION

701 Kelly Road
Cumberland, MD 21502

301-777-2199 | www.alleganygov.org
apatterson@alleganygov.org

BOARD OF COUNTY COMMISSIONERS

Jacob C. Shade, *President*
Creade V. Brodie, Jr
William R. Valentine

Wesley W. McKee, Esq.
Legal Counsel

Angela R. Patterson, PE
Land Use & Planning Engineer

COMMISSION MEMBERS

June 6, 2018

Steve K. MacGray
Chair

Recommendation - Proposed Zoning Code Amendment §360-139 Off-Street Parking Standards

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On Wednesday, June 6, 2018 at 4:00 pm, The Planning Commission of Allegany County met in the Allegany Room, Allegany County Office Building, 701 Kelly Road, Cumberland, Maryland 21502.

Richard P. "Pete" Davis

As part of the agenda, a public hearing was held for the §360-139 Off-Street Parking Standards Amendment. It was proposed to revert back to the standards in place prior to Code Home Rule Bill 2-17 to read, "Industrial, professional and institutional office buildings shall have parking spaces equal to 50% of the number of employees at the peak shift, plus one space for each vehicle used in the business and adequate visitor parking." Attached is the May 3, 2018 Memorandum to the Planning Commission which documents the details.

Jon N. Loff

Brian K. Miller

Comments received did not warrant any changes to the proposed amendment. At the conclusion of the public hearing, the Planning Commission voted to recommend the proposed Zoning Code Amendment - §360-139 Off-Street Parking Standards to the Board of County Commissioners for their consideration.

Signed on behalf of the Planning Commission of Allegany County

Steve K. MacGray, Chair



Date 6/6/2018



ALLEGANY COUNTY LAND USE & PLANNING

701 Kelly Road | Cumberland, Maryland 21502
301-777-2199 | www.alleganygov.org

BOARD OF COUNTY COMMISSIONERS

Jacob C. Shade, *President*
Crede V. Brodie
William R. Valentine

Brandon S. Butler, Esq.
County Administrator

MEMORANDUM

TO: Planning Commission Members

FROM: Angie Patterson, P.E., Land Use & Planning Engineer *ARP*

CC: Brandon Butler, Esq., County Administrator
Bill Rudd, Esq., County Attorney
Jeff Barclay, DECD Director
Jim Squires, LDS Chief
Adam Patterson, P.E., DPW Deputy Director

RE: Proposed Zoning Code Amendment – §360-139 Off-Street Parking Standards

DATE: May 3, 2018

BACKGROUND

The last text amendment of Chapter 360, Part 4 Zoning was a comprehensive text amendment adopted on March 9, 2017 by CHR Bill 2-17. Since the adoption, some off-street parking standards that were modified with this amendment have been determined to be problematic, specifically as applied to industrial uses in **§360-139.C.(2)** and **Table 5: Parking Requirements**. The current proposed action is to revert back to standards in place prior to CHR Bill 2-17, as follows:

EXISTING LANGUAGE: §360-139.C

~~(2) Industrial, professional and institutional office buildings shall have 3 parking spaces per 1000 square feet gross floor area.~~

PROPOSED LANGUAGE: §360-139.C

(2) Industrial, professional and institutional office buildings shall have parking spaces equal to 50% of the number of employees at the peak shift, plus one space for each vehicle used in the business and adequate visitor parking.

EXISTING LANGUAGE: TABLE 5

Use	Number of Spaces	Metric
Non-Residential		
Industrial, professional and institutional office buildings	3 spaces	Per 1000 square feet gross floor area

PROPOSED LANGUAGE: TABLE 5

Use	Number of Spaces	Metric
Non-Residential		
Industrial, professional and institutional office buildings	½ space	Per each employee at peak shift
	plus	
	1 space	Per each vehicle used in the business
	plus	
Adequate spaces	For visitor parking	

PUBLIC NOTICE

Pursuant to Section §360-71 of the Code of Public Laws of Allegany County, Notice is hereby given that the Board of County Commissioners of Allegany County will be accepting testimony on a Zoning Text Amendment at a public hearing on Thursday, July 12, 2018 at 5:00 P.M. The Allegany County Planning Commission recommended on June 6, 2018 that text be amended in County Code Section §360-139.C.2 and Table 5, regulating off-street parking space requirements for industrial, professional and institutional office buildings; changing from 3 spaces per 1,000 square feet of gross floor area to ½ space per each employee at peak shift plus 1 space per each vehicle used in the business plus adequate spaces for visitor parking.

The hearing will take place in Room 100 of the County Office Building, located at 701 Kelly Road, Cumberland MD. Interested parties are welcome to attend and may view the proposed text amendment at the County Web Page at alleganygov.org or by contacting the Land Use Planning Engineer at 301-876-9509.

Allegany County Board of County Commissioners
Mr. Brandon S. Butler, County Administrator

Advertise: Tuesday, June 26, 2018 and Tuesday, July 3, 2018